

CITY OF REDMOND
RESOLUTION NO. 1350

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, EXPRESSING THE CITY COUNCIL'S INTENT TO ADOPT THE FINAL DEVELOPMENT STANDARDS PACKAGE OF THE 2009-2011 REDMOND CODE REWRITE, DEVELOPMENT GUIDE AMENDMENT FILE NO. L090380, SUBJECT TO RECONCILIATION WITH THE REMAINDER OF THE PROJECT

WHEREAS, the Growth Management Act of 1990 (GMA) requires that the City of Redmond adopt a Comprehensive Plan and implementing regulations; and

WHEREAS, Ordinance No. 887, adopted on October 21, 1979, by the Redmond City Council established the Redmond Community Development Guide; and

WHEREAS, the Redmond Community Development Guide (RCDG) has been amended 291 times since its adoption; and

WHEREAS, in 2008 the City approved the 2009-2011 Redmond Code Rewrite project to rewrite the RCDG; and

WHEREAS, the mission of the Redmond Code Rewrite project is to create a zoning code that improves clarity, conciseness, predictability and usability for residents, development professionals and the business community; maintains the integrity of code concepts adopted over time by the City Council while utilizing new ideas where appropriate to achieve these concepts; and, implements clearly and effectively the goals, visions and policies of the Comprehensive Plan; and

WHEREAS, the RCDG has been divided into topic-based packages of regulations to be considered during the Redmond Code Rewrite project; and

WHEREAS, the Final Development Standards package includes eighteen distinct topics that are needed to reconcile different parts of the code before the complete zoning code can be adopted; and

WHEREAS, the Redmond Code Rewrite Commission conducted study sessions and public hearings to gather public input on the proposed package, and on November 29, 2010, completed its unanimous recommendation that the Redmond City Council approve these regulations; and

WHEREAS, the Redmond City Council has considered the recommendations of the Redmond Code Rewrite Commission on this package, and held a study session on January 25, 2011; and

WHEREAS, the Final Development Standards package is consistent with the adopted project mission and guiding principles, as well as the Redmond Comprehensive Plan, as required by the existing Redmond Community Development Guide; and

WHEREAS, the Redmond City Council must adopt the new Redmond Zoning Code as one complete package, which is expected to occur in Spring 2011.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND,
WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Mission Statement and Guiding Principle
Consistency. After reviewing the proposed Final Development
Standards package, the City Council agrees that the regulations
are consistent with the Redmond Code Rewrite project mission
statement and guiding principles.

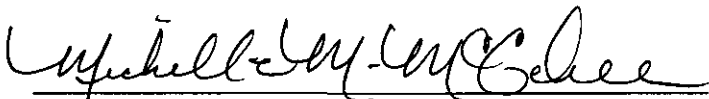
Section 2. Intent to Adopt. The City Council intends to
adopt the proposed Final Development Standards package set forth
in Exhibit 1, attached hereto and incorporated herein by this
reference, subject to reconciliation with the remainder of the
Redmond Code Rewrite project.

ADOPTED by the Redmond City Council this 1st day of March,
2011.

APPROVED:


JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK: February 23, 2011
PASSED BY THE CITY COUNCIL: March 1, 2011
EFFECTIVE DATE: March 1, 2011
RESOLUTION NO. 1350

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache

Exhibit 1.A: Caretaker Residences

Definitions

Caretaker Residence. A detached dwelling unit occupied by a person whose responsibility it is to watch over a manufacturing or wholesale trade site in order to reduce or prevent loss of life or property.

Industry

40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in the Industry (I) zone. To use the chart, read down the left-hand column titled "Use". When you have located the use that interests you, read across to find regulations that apply to that use. Unless otherwise specified, Type II

process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement.

| Section | Use | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations |
|--|-----------------------------------|--|------------------|---------|---|
| Manufacturing and Wholesale Trade | | | | | |
| 070 | Manufacturing and wholesale trade | 1,000 sq ft gfa (2.0, 3.0) | X* | II | <ol style="list-style-type: none"> 1. Asphalt and concrete batch plants shall have direct access to arterials. 2. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. 3. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. 4. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet. |

Manufacturing Park

40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled "Use". When you have located the use that interests you, read across to find regulations that apply to that use. Unless otherwise

specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement.

| Section | Use | Maximums | | Parking ratio: unit of measure (min. | scapi ng | Proc ess | Special Regulations |
|---------|-----|------------------|-----|--------------------------------------|----------|----------|---------------------|
| | | Height (stories) | FAR | | | | |

| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | required, max. allowed) | | | |
|--|--------------------------------------|----------|---------|----------|---------|------------------------------|----|----|--|
| Manufacturing and Wholesale Trade | | | | | | | | | |
| 160 | Manufacturing and wholesale trade | 4 | 5 | 0.5 | 1.0 | 1000 sq ft gfa (2.0, 3.0) | X* | II | <ol style="list-style-type: none"> 1. Asphalt and concrete batch plants shall have direct access to arterials. 2. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. 3. Outdoor processing operations follow a Type II review process. 4. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. 5. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet. |

Exhibit 1.B: Definitions

10 - Definitions

Defined terms used within the Zoning Code shall be italicized for ease of identification.

10-010 "A" Definitions.

Abandoned Sign (New definition pending CRC recommendation on Development Standards 3)

Abandonment, Nonconforming Use or Structure.

All right to continue a nonconforming use is abandoned when the property owner (a) intends to abandon its right to continue the nonconforming use or structure, and (b) there is an overt act, or failure to act, on the part of the property owner which implies that the owner no longer claims or retains any interest in the right to continue the *nonconforming use or structure*.

Abut.

To physically touch or border upon; or to share a common property line, but not overlap. (Ord. 1901)

Access.

Ingress and egress to and from premises, including ingress and egress to and from a public way and general road system. (Ord. 1901)

Access Corridor.

A vehicle circulation area in private ownership, including easements, tracts and driveways in a common ownership, over which access is afforded to two or more lots or residences. Where a driveway is shared and serves garages or accessory buildings and the lots and principal buildings front upon another street or an access corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setbacks do not apply. An access corridor shall not serve more than 10 single-family lots. (Ord. 1901)

Access, Primary.

The principal ways or means of approach to provide most frequent vehicular or pedestrian access to a property. (Ord. 1901)

Accessory Dwelling Unit.

An accessory dwelling unit (hereinafter referred to as "ADU") is a habitable living unit that provides basic requirements for living, sleeping, eating, cooking, and sanitation. An ADU is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit. (Ord. 1901)

Accessory Structure.

A detached, subordinate structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure. (Ord. 1901)

Accessory Use.

A use customarily incidental to and on the same lot as the principal use of a building or operation and so necessary or commonly to be expected that it cannot be supposed that it was intended to be prohibited. (Ord. 1901)

Adaptive Management.

The modification of management practices to address changing conditions and new knowledge. Adaptive management is an approach that incorporates monitoring and research to allow projects and activities, including projects designed to produce environmental benefits, to go forward in the face of some uncertainty regarding consequences. The key provision of adaptive management is the responsibility to change adaptively in response to new understanding or information after an action is initiated. (SMP) (Ord. 2486)

Administrative Services.

The provision of services such as financial planning, record keeping, personnel employment, logistics, strategic and organizational planning, support staffing, employment agencies, collection agencies, document preparation, telephone answering, telemarketing, court reporting, and steno typing. This definition also includes corporate headquarters and regional offices.

Administrator.

Also, Code Administrator. Unless otherwise specified, the Administrator shall be the Director of Planning and Community Development or his/her designated representative. (Ord. 2482; Ord. 1954)

Adult Arcade.

A commercial establishment containing individual viewing areas or booths, where, for any form of consideration, including a membership fee, one or more still or motion

picture projectors, slide projectors, or other similar image producing machines are used to show films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. (Ord. 1919)

Adult Cabaret.

A nightclub, bar, restaurant, tavern, or other similar commercial establishment, whether or not alcoholic beverages are served, that regularly features:

- (1) Persons who appear semi-nude or nude; or
- (2) Live performances which are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified anatomical areas or specified sexual activities. (Ord. 1919)

Adult Drive-In Theater.

A drive-in theater used for presenting motion picture films, video cassettes, cable television, or any other such visual media distinguished or characterized by an emphasis on matters depicting, describing or simulating any specified sexual activities or any specified anatomical areas. (The term "drive-in theater" as used in the Redmond Community Development Guide is distinct from and is not intended to include the term "adult drive-in theater".) (Ord. 1919)

Adult Entertainment Facility.

A commercial establishment defined herein as an adult arcade, adult cabaret, adult drive-in theater, adult motel, adult motion picture theater, adult retail store, adult sauna parlor, escort agency, nude or semi-nude model studio, or other adult entertainment facility. (Ord. 1919)

Adult Family Home.

The regular family abode of a person or persons who are providing personal care, room, and board under a license issued pursuant to Chapter 70.128 RCW, to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by Chapter 70.128 RCW. (Ord. 1901)

Adult Motel.

A hotel, motel, or similar commercial establishment which:

- (1) Offers sleeping accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas, and that has a sign visible from the public right-of-way that advertises the availability of this type of sexually oriented materials; or

- (2) Offers a sleeping room for rent for a rental fee period of time that is less than 10 hours; or
- (3) Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours. (Ord. 1919)

Adult Motion Picture Theater.

An enclosed commercial establishment where, for any form of consideration, motion pictures, films, video cassettes, slides, or other similar visual media are regularly shown that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. (Ord. 1919)

Adult Retail Store.

A commercial establishment such as a bookstore, video store, or novelty shop which as its principal business purpose offers for sale or rent, for any form of consideration, any one or more of the following:

- (1) Books, magazines, periodicals or other printed materials, or photographs, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas; or
- (2) Instruments, devices, or paraphernalia designed for use in connection with any specified sexual activities.

For the purpose of this definition, the term "principal business purpose" shall mean the business purpose that constitutes 50 percent or more of the stock in trade of a particular business establishment. The stock in trade of a particular business establishment shall be determined by examining either: (a) the retail dollar value of all sexually oriented materials compared to the retail dollar value of all nonsexually oriented materials readily available for purchase, rental, view, or use by patrons of the establishment, excluding inventory located in any portion of the premises not regularly open to patrons; or (b) the total volume of shelf space and display area reserved for sexually oriented materials compared to the total volume of shelf space and display area reserved for nonsexually oriented materials. (Ord. 1919)

Adult Sauna Parlor.

A commercial sauna parlor which excludes any person by virtue of age from all or any portion of the premises.

Advanced Technology

See Professional Services.

Advertise.

To give information about the type, product line, quality or price of goods or services offered. (Formerly 20C.20.230(25))

Advertising Copy (New definition pending CRC recommendation on Development Standards 3)

Affordable Housing Unit

Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed eighty percent of Median income, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses (housing expenses for ownership housing includes mortgage and mortgage and mortgage insurance, property taxes, property insurance, and homeowner dues. Housing Expenses for rental housing includes rent and appropriate utility allowance)

Air Transportation.

The provision of scheduled and nonscheduled air transportation for passengers or freight.

Alley.

A vehicular passageway through the middle of a block providing access to the rear of lots or buildings.

Alpha-numeric building identification signage (New definition pending CRC recommendation on Development Standards 3)

Alter/Alteration.

Any construction or remodeling which modifies all or part of the original site, object or structure either in appearance or by substitution of original materials with new material. This shall include both exterior and interior construction or change to properties.

Alteration includes but is not limited to changing paint color or topographic features; removal or substitution of fences, railings, landscaping, or ornamentations; or additions or substitutions of windows, window frames, doors, doorframes, and signs. (Ord. 2164)

Alteration, Nonconforming Structure.

Any change or rearrangement in the foundation or supporting members of an existing nonconforming structure, such as bearing walls, columns, beams, or girders, as well as any change in the means of ingress or egress (except to accommodate persons with disabilities).

Alteration, Sign (New definition pending CRC recommendation on Development Standards 3)

Amateur Radio Tower.

A tower and antenna(s) which transmit and receive noncommercial communication signals, and is defined as an amateur radio tower by the Federal Communications Commission. Guy wires for amateur radio antenna(s) are considered part of the structure for the purposes of meeting development standards. (Ord. 1930)

Ambulatory or Outpatient Services.

The furnishing of health care services directly to patients without providing inpatient services. Establishments providing ambulatory or outpatient services include, but are not limited to, clinics (e.g., physician offices, dentists, chiropractors, optometrists, etc.), family planning and outpatient care centers, medical and diagnostic laboratories, medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted, and blood and organ banks.

Amusement, Sports, or Recreation Establishment.

An establishment that operates facilities offering activities (i.e., sports, recreation, or amusement) and that provides services such as facilitating amusement in places operated by others or operating recreational sports groups. This definition includes games arcades, miniature golf establishments, marinas or yacht clubs, fitness and athletic clubs, bowling alleys, billiard rooms, skating rinks, and other similar facilities. This definition does not include golf courses and amusement or theme park establishments, which are separately defined in this Code.

Amusement or Theme Park Establishment.

An establishment that operates attractions, such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds.

Anadromous Fish.

Fish that spawn and rear in freshwater and mature in the marine environment. (Ord. 2259)

Animal Kennel/Shelter.

A kennel or shelter shall be any outdoor or indoor facility, which houses four or more small domestic animals (that number not including one unweaned litter) for periods longer than 24 hours as a commercial venture, as a nonprofit organization, or for a governmental purpose. The facility may either be a separate business or an accessory use. (Ord. 1930)

Animated Sign. (Proposed modification to definitions pending CRC recommendation on Development Standards 3)

Any sign with scrolling copy or illustrations, flashing or blinking lights, any showing of motion or the illusion of motion, or that revolves, rotates or turns.

Antenna(s).

Any system of electromagnetically tuned wires, poles, rods, reflecting discs or similar devices used to transmit or receive electromagnetic waves between terrestrial and/or orbital based points; includes, but is not limited to, radio antenna(s), television antenna(s), satellite dish antenna(s), and cellular antenna(s). Types of antenna(s) include:

- (1) Omni-directional (or "whip") antenna(s) transmits and receives radio frequency signals in a 360-degree radial pattern. For the purpose of this document, an omni-directional antenna(s) is up to 15 feet in height and up to six inches in diameter.

- (2) Directional (or "panel") antenna(s) transmits and receives radio frequency signals in a specific directional pattern of less than 360 degrees.
- (3) Parabolic antenna(s) (or "dish") antenna(s) is a bowl-shaped device for the reception and/or transmission of communications signals in a specific directional pattern. (Ord. 1930)

Antenna Array.

A single or group of antenna elements and associated mounting hardware, feed lines, or other appurtenances that may share a common attachment device such as a mounting frame or mounting support structure for the sole purpose of transmitting or receiving electromagnetic waves.

Antenna Support Structure.

A vertical projection composed of metal or other material with or without a foundation that is designed for the express purpose of accommodating antennas at a desired height. Antenna support structures do not include any device used to attach antennas to an existing building, unless the antenna and device extend above the highest point of the building by more than fifteen (15) feet. Types of support structures include the following:

- (1) Guyed antenna support structure - a style of antenna support structure consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.
- (2) Lattice antenna support structure - a tapered style of antenna support structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.
- (3) Monopole antenna support structure - a style of antenna support structure consisting of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building's roof.

Applicant.

The person, party, firm, corporation, or other entity that proposes any activity that could affect a critical area. (Ord. 1693(05))

Appurtenance.

For the purposes of the Shoreline Master Program, uses typically associated with single-family residences, such as a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed 250 cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. An appurtenance is necessarily connected to the use and enjoyment of a single-

family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. (SMP) (Ord. 2486)

Aquaculture.

The cultivation of fish, shellfish, and/or other aquatic animals or plants, including the incidental preparation of these products for human use. (SMP) (Ord. 2486)

Aquatic.

Those areas waterward of the ordinary high water mark. (SMP) (Ord. 2486)

Aquifer.

A body of soil or rock that contains sufficient saturated material to conduct groundwater and yield useable quantities of groundwater to springs and wells. (Ord. 2180; Ord. 1693(010))

Aquifer Recharge Area.

Areas where water infiltrates into the subsurface and travels downward through the soil to a ground water aquifer. (Ord. 2259; Ord. 2180; Ord. 1693(015))

Archeological Feature.

A human modification of the landscape or a concentration of artifacts that reflects human use or activity that is at least 50 years old. (Ord. 2164)

Archeological Resource.

Any material remains of human life or activities which are at least 50 years old and which have potential to provide new information in the fields of history and archeology. This shall include all sites, objects, structures, artifacts, implements and locations of prehistoric or archeological interest. This shall include but not be limited to burial grounds, campsites, dwellings, and implements, such as projectile points, basketry, grinding stones or pestles, carvings and paintings. This shall include material remains of human life or activities from historic periods that are located at least partially below the ground surface necessitating the use of archeological methods for study or recovery. (Ord. 2164)

Area, Waterfront Lot.

The area landward of the line of ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; or the area landward of the ordinary high water mark along streams.

Arterial.

A right-of-way that serves as a distributor of traffic. Arterials are delineated as principal and minor depending upon intensity of use. Principal arterials, for example, connect major activity areas and move traffic from community to community. (SMP) (Ord. 2486)

Articulation.

Articulation is the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complimentary pattern or rhythm, dividing the large buildings into smaller identifiable pieces.

Artificially Created Wetland.

Wetlands created from nonwetland sites through purposeful, legally authorized human action, such as irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. (Ord. 1693(030))

Arts, Entertainment and Recreation.

An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including but not limited to, performing arts establishments, theaters, museums, arcades, and marinas, but specifically excluding adult entertainment facilities.

Associations, Nonprofit Organizations, Etc.

Civic, professional, social, trade, and other similar organizations. This definition includes labor organizations, political organizations, business associations and professional membership organizations, and civic, social, and fraternal organizations.

Athletic Club or Fitness Center.

An establishment that operates fitness and recreational sports facilities, such as weight training facilities, aerobic exercise rooms, handball and squash courts, and similar indoor facilities.

Attached Dwelling Units.

Two to four dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Automobile Parking Facilities.

Surface lots or structures designed and built for the parking of motor vehicles.

Automobile Sales, Rental, or Service Establishment.

An establishment engaging in the retail sale, rental or lease of new or used vehicles, or in the retail sale, rental or lease of vehicles in combination with repair and maintenance services and the sale of replacement parts and accessories. This definition includes the sale, rental, lease, or service of cars, trucks, truck tractor's, semi-trailers, buses, mobile homes, utility trailers, recreational vehicles (RVs), bicycles, motorcycles, all terrain vehicles (ATVs), boats, personal watercraft, outboard motors, boat trailers, aircraft, railroad cars, and similar vehicles.

Average Grade Level.

The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. In the

case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure. (SMP) (Ord. 2486)

Average Gross Floor Area.

The gross floor area of a building divided by the number of floors. (Formerly 20C.20.230(25))

Awning Sign (New definition pending CRC recommendation on Development Standards 3)

10-020 “B” Definitions.

Banner.

Any sign of lightweight fabric or similar material that is temporarily mounted to a pole or building by one or more edge. National, state or municipal flags or the official flag of any commercial or noncommercial institution shall not be considered banners.

Bar or Drinking Place.

An establishment that primarily prepares and serves alcoholic beverages for immediate consumption and that may provide limited food service and entertainment (primarily music) services. Also known as a bar, tavern, or nightclub.

Base Flood.

A flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the 100-year flood, which is based upon built-out conditions. The base flood will be determined through hydrologic modeling, and will assume fully developed land use conditions in tributary basins, such as defined in the Bear Creek Community Basin Plan. If the City has not modeled the base flood, the applicant shall be responsible for doing so, consistent with the assumptions set forth in this code and the Bear Creek Community Basin Plan. (Ord. 2259; Ord. 1693(035))

Base Flood Elevation.

The water surface elevation of the base flood. It shall be referenced to the National Geodetic Vertical Datum of 1929. (Ord. 1693(040))

Base Station .

The wireless service provider’s specific electronic equipment used to transmit and receive electromagnetic signals, usually located within and including cabinets, shelters, pedestals, or other similar enclosures used to contain electronic equipment for said purpose.

Basin (or Watershed).

The area of land drained by a particular creek or river, a geographic unit defined by the flows of rainwater and melting snow, in which all land drains to a common outlet. (SMP) (Ord. 2486)

Battery Charging Station.

An electrical component assembly or cluster of equipment assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes and regulations set forth in Chapters 19.27 and 19.28 RCW and which is consistent with rules adopted under RCW 19.27.540 and RCW 19.28.281

Battery Electric Vehicle (BEV).

Any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

Battery Exchange Station.

A fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapters 19.27 and 19.28 RCW and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

Bed and Breakfast Inn.

An establishment providing overnight accommodations and meal service for a small number of guests and typically located in a private home or small building.

Bedrock.

The solid rock immediately underlying unconsolidated material, such as soil. (Ord. 1877 (10))

Beer, Wine, and Liquor Store.

An establishment primarily engaging in retail sales of packaged alcoholic beverages, such as ale, beer, wine, and liquor.

Bench.

A relatively level step-like excavation into earth material. (Ord. 1877 (15))

Best Available Science.

Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925. (Ord. 2259)

Bicycle Parking.

The space one bicycle takes up when locked to a bicycle rack. This includes both the space of the bicycle rack, and the bicycle attached to the rack.

Binding Site Plan.

A drawing to a scale of no smaller than one inch equals 50 feet which:

- (1) Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations;
- (2) Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and
- (3) Contains provisions making any development be in conformity with the site plan. (Ord. 1901)

Bioswale.

A constructed, linear depression lined with vegetation, designed to filter pollutants from storm water runoff prior to discharge to a catch basin or receiving waters. (SMP) (Ord. 2486)

Blade/Bracket Sign (New definition pending CRC recommendation on Development Standards 3)

Blank Walls.

A blank wall is any wall or portion of a wall that is visible from any right-of-way, internal access road, pedestrian oriented space, or through block pathway and that meets either of the following criteria (see Figure_____):

- 1) A wall or portion of a wall with a surface area of at least 400 square feet having both a length and a width of at least 10 feet without a window, door, building modulation at least one foot in depth or other architectural feature.
- 2) Any wall or portion of a wall between four feet and 13 feet above ground level with a horizontal dimension longer than 15 feet without a window, door, building modulation at least one foot in depth or other architectural feature. [insert graphic]

Block.

A group of lots, tracts, or parcels within well defined and fixed boundaries. (Ord. 1901)

BMPs (Best Management Practices).

The physical, structural, and/or managerial practices that have been approved by City of Redmond, and that when used singly or in combination, provide the most effective means of preventing or reducing pollution of water or other undesirable effects. (Ord. 1877 (20))

Boundary Line Adjustment.

A division of land made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which does not conform to the requirements of this Title.

Buffer or Buffer Area.

A zone surrounding a critical area that protects the critical area from adverse impacts to its integrity, functions, and values, or is an integral part of the resource's ecosystem. The buffer shall consist of a naturally vegetated and undisturbed, enhanced, or revegetated zone for streams, wetlands, and the top of slope for landslide hazard areas. The buffer

shall be a vegetated zone (may include grass) and free of permanent structures for the toe of slope for landslide hazard areas. For the purpose of Class I and II streams, "inner buffer" refers to that portion of the buffer closest to the stream whose distance is established in RCDG 20D.140.20-020, Stream Buffers. This area is to be treated the same as a buffer as defined above in this definition. The outer buffer is that portion of the buffer furthest away from the stream, whose distance is established in RCDG 20D.140.20-020, Stream Buffers. Disturbance is permitted in the outer buffer as defined in RCDG 20D.140.20-020(8). Otherwise these areas are to remain as a naturally vegetated zone. (Ord. 2259; Ord. 1693(045))

Building.

See Structure. (Ord. 1901)

Building Height.

The height measured from average grade level to the highest point of a structure, provided that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines, or the applicable master program specifically requires that such appurtenances be included, provided further that temporary construction equipment is excluded in this calculation. (SMP) (Ord. 2486)

Building Permit.

Any building permit, any permit to construct tenant improvements, a mobile home hookup and foundation permit, a mobile home hookup permit, or any permit or approval to place or install mobile homes, mobile buildings, manufactured homes, or manufactured buildings. (Ord. 1913; Ord. 1909)

Buildout Transportation Facility Plan (BTFP).

The transportation plan that serves the buildout land use scenario, and is contained in the Appendix of the Transportation Master Plan. (Ord. 2482)

Bulk Storage Facility.

A facility where flammable or combustible liquids, solids, or gels are received by tank vessel, pipeline, railroad tank car or tank vehicle and are stored or blended in bulk for the purpose of distributing such substances by tank vessel, pipeline, railroad tank car, tank vehicle, portable tank or container. (Ord. 2180)

10-030 "C" Definitions.

Cabinet Sign (can sign) (New definition pending CRC recommendation on Development Standards 3)

Cafeteria or Limited Service Restaurant.

An establishment that provides food services, where patrons order or select items and pay before eating, and where food and drink may be consumed on premises, taken out, or delivered to customers' location. This definition includes establishments where specialty snacks such as ice cream, frozen yogurt, cookies, or popcorn, or nonalcoholic beverages, such as coffee, juices, or sodas, are served.

Caliper.

American Nursery and Landscape Association standard for measurement of trunk size of nursery stock.

Candidate Species.

Fish and wildlife species that the Washington State Department of Fish and Wildlife will review for possible listing as endangered, threatened, or sensitive. (Ord. 2259)

Car Sharing Vehicle.

A "car sharing vehicle" is a vehicle maintained and owned or leased by a car sharing organization and which is available for use by its members. A "car sharing vehicle" shall be no more than 18 feet in length and shall bear a decal or other mark that identifies the car sharing organization and is securely affixed to the exterior of the vehicle.

Caterer.

An establishment that provides single event-based food services, either at off-premises sites or in banquet halls with catering staff.

Cathodic Protection Well.

A cased or uncased borehole constructed for the purpose of installing equipment or facilities for the electrical protection of metallic equipment in contact with the ground. Cathodic protection wells are also known as anode wells. (Ord. 2180)

Certificate of Concurrency.

A written document prepared by the Administrator stating that a particular development meets the concurrency requirements of RCDG 20D.210.10, Transportation Management Code. (Ord. 2482; Ord. 1928; Ord. 1908)

Certification.

A professional, written engineering or geological opinion concerning the design, progress or completion of the work. (Ord. 1877 (35))

Certified Arborist.

A person or firm with specialized knowledge of the horticultural requirements of trees, certified by the International Society of Arboriculture or the National Arborist Association. (Ord. 1998)

Changing Message Signs.

Lighted or electronically controlled signs that contain messages, such as the date, time, temperature or commercial messages, and change within intervals of one minute or less. (Formerly 20C.20.230(25))

Channel Letters (New definition pending CRC recommendation on Development Standards 3)

Channel Migration Zone.

The area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings. (SMP) (Ord. 2486)

City.

The City of Redmond, Washington. (Ord. 2482; Ord. 1908)

Clearing – Critical Areas.

For the purposes of administering Chapter 20D.140 RCDG, Critical Areas, “clearing” is the removal of timber, brush, grass, ground cover or other vegetative matter from a site which exposes the earth’s surface of the site or any actions which disturb the existing ground surface. (Ord. 2259; Ord. 1954; Ord. 1693(055))

Closed Record Appeal.

An administrative appeal on the record to the City Council or Hearing Examiner, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed. (Ord. 1883)

Clustered Node.

A cluster of up to three residential structures containing no more than five dwelling units that share vehicular access. (Ord. 2447)

Colleges and Universities.

Establishments furnishing academic or technical courses and that grant degrees, certificates, or diplomas in associate, baccalaureate, or graduate levels.

Collocation.

The practice of installing and operating antennas for multiple wireless carriers, service providers, and/or radio common carrier licensees on the same antenna support structure or attached wireless communication facility using different and separate antenna, feed lines, and radio frequency generating equipment.

Color.

Described in terms of hue, value and intensity. Hue refers to the identity of a color – i.e., red, blue, yellow, etc. Value is the lightness or darkness of a color, and intensity is the relative strength and purity of a color. (Formerly 20C.20.230(25))

Commercial Sign.

A sign containing expression related to the economic interests of the advertiser and its audience or a sign proposing a commercial transaction. (Ord. 2425)

Commercial Vehicle.

A motor vehicle or combination of motor vehicles used in commerce to transport passengers or property if the motor vehicle has a gross vehicle weight rating of 10,000 pounds or more; or is designed to transport sixteen or more passengers, including the driver; or is used in the transportation of hazardous materials; or is a school bus regardless of weight or size; or is a vehicle used in a business, including a home business or home occupation.

Commercial Vessel.

A vessel used primarily for commercial charter fishing.

Communications and Information.

The production or distribution of information. This definition includes the publishing of newspapers, books, magazines, and software, the production and distribution of motion pictures and sound recordings, the broadcasting of radio and television programming, the provision of wireless and wired telephone and other telecommunications service, the provision of information services, data processing, and online information service, the provision of library or archive services, and the operation of news syndicates. This definition excludes large satellite dishes, amateur radio towers/antenna(s), broadcast or relay towers, and wireless communication facilities.

Community Center.

An enclosed structure open to the general public that is owned and operated by the City of Redmond or another public agency, and that is used predominantly for cultural, educational, recreational, or social purposes. (Ord. 1919)

Compaction.

The densification of earth material by mechanical means, intended or otherwise. (Ord. 1877 (50))

Compensatory Storage.

Any new, excavated storage volume equivalent to any flood storage capacity which has been or would be eliminated by filling or grading within the floodplain. (Ord. 1693(070))

Complex.

A building or group of buildings on one or more parcels managed by a single entity or property management. (Ord. 2425)

Comprehensive Plan.

The long-range plan used as a guide for the physical, economic, and social development of Redmond.

Concomitant Agreement.

An agreement recorded against the title of a parcel of land under which a property owner binds the property to certain terms and conditions in exchange for development approval.

Concurrency, Transportation.

A requirement of the 1990 Growth Management Act (RCW 36.70A.070(6)) that the City must enforce an ordinance precluding development approval if a development would cause the transportation LOS to fall below the City's adopted LOS standard, unless revenues are secured to complete mitigating transportation improvements or strategies within six years. If a development fails to meet the concurrency test, supplemental mitigation in the form of transportation improvements or strategies will be required to accommodate the impacts of the development and allow it to achieve concurrency. Transportation demand management (TDM) and other mobility strategies may be used.

Maintaining transportation concurrency means implementing transportation improvements in proportion to the level of new development as required by Comprehensive Plan Transportation Policy TR-3 and regulations in RCDG 20D.210.10. (Ord. 2482; Ord. 1908)

Conservation Easement, TDR.

A granting of a property right stipulating that lands within the transfer of development rights sending areas will be limited to the uses and intensities allowed by the transfer of development rights program to remain in a preserved state to facilitate only agriculture, recreational uses, or fish and wildlife habitats. The easement shall be recorded with the real property records of King County. The sending property owner is the grantor and the City of Redmond is the grantee. This easement may be combined with other easements with a similar purpose. (Ord. 1984; Ord. 1901; Ord. 1873)

Construction.

Any site preparation, assembly, erection, demolition, substantial repair, maintenance, alteration, or similar action for or of public or private rights-of-way, structures, utilities, or similar property. (Ord. 2006)

Construction Related Businesses.

Businesses that build or demolish buildings or structures, or that perform additions, alterations, reconstruction, installation, and repairs.

Construction Sign.

A sign on the site of a construction project that identifies the project, its character, or its purpose, and that serves to promote pedestrian and vehicular safety by notifying the public that construction is taking place on the site. (Ord. 2425. Formerly 20C.20.230(25))

Consumer Goods, Other.

The retail sale, rental or lease of merchandise not covered by other definitions in this Code, or the retail sale of such merchandise in combination with repair and maintenance service and the sale of replacement parts and accessories. This definition includes florists, art dealers and art supply stores, and sales of similar goods.

Convenience Store/Use.

An establishment primarily engaging in the retail sale of a limited line of goods, such as milk, bread, soda, or snacks, or in the provision of a limited number of personal services, such as dry cleaning or shoe repair.

Core Preservation Area.

Those areas that protect habitat and that are preserved through any of the regulatory mechanisms provided in this Zoning Code, including Native Growth Protection Easements/Areas, Class I streams and their buffers, Class II through IV streams, and other areas similarly protected. Core Preservation Areas may also include lands where development rights have been sold and some lands with recorded open space easements, depending on the purpose of the easement. These areas include wetlands and streams and their associated buffers as they become identified at a site-specific level. (Ord. 2259)

Corporate Headquarters and Regional Offices.

Businesses whose primary headquarters are in the Seattle-metropolitan area or northwest region, housing the administrative and management functions of a company, including administrative services, personnel and management functions. This facility acts as the central services for sub-regional offices, branches, retail and distribution outlets of the company.

Correctional Institutions.

Government establishments that manage and operate jails, prisons, and other similar institutions for the confinement, correction, and rehabilitation of offenders. This definition includes jails, prisons, and other similar institutions managed and operated by nongovernmental entities under contract with the government.

Cottage.

A cottage is a small, detached dwelling unit, not greater than 1,000 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot. (Ord. 2126)

Cottage Housing Development.

A cottage housing development is detached single-family housing in a cluster of four to 12 dwelling units around a central open space and has the following characteristics:

- (1) Each unit is of a size and function suitable for a single person or very small family;

- (2) Each unit has the construction characteristics of a single-family house;
- (3) Units may be located on platted lots or as units in a condominium and may share use of common facilities such as a party room, tool shed, garden orchard, workshop or parking areas;
- (4) The site is designed with a coherent concept in mind, including: shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping. (Ord. 2126)

Courier and Messenger Services.

The provision of air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers.

Creation of Critical Areas.

The purposeful and legally authorized or accidental producing or forming of a wetland or stream from an upland (nonwetland or dry) site through artificial means. (Ord. 2259; Ord. 1693(080))

Cremation Services and Cemeteries.

The operation of sites or structures reserved for the interment of human or animal remains, or for cremating the dead.

Critical Aquifer Recharge Areas.

Areas, defined under the provisions of the Growth Management Act (Chapter 36.70A RCW), where an aquifer that is a source of drinking water is both highly susceptible and vulnerable to contamination. Areas with a high susceptibility to groundwater contamination occur where an aquifer is used as a drinking water source and a combination of the following occur(s): permeable soils, permeable surficial geology, and/or groundwater close to the ground surface. (Ord. 2180; Ord. 1693(085))

Critical Areas.

Critical areas include any of the following areas or ecosystems: fish and wildlife habitat conservation areas, wetlands, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas, as defined in Chapter 36.70A RCW and RCDG 20D.140, Critical Areas. (Ord. 2259)

Critical Facilities.

Those facilities necessary to protect the public health, safety and general welfare which are defined in IBC Table 1604.5 (2003), Categories III and IV. These facilities include, but are not limited to, schools, hospitals, police stations, fire departments and other emergency response facilities, and nursing homes. Critical facilities also include sites of hazardous waste materials and storage. (Ord. 1693(095))

Crop Production.

The growing and harvesting of crops, such as grains, vegetables, fruits, trees, flowers and other ornamental horticulture.

10-040 "D" Definitions.

Day Care Center.

An agency which regularly provides temporary care for a group of children between the ages of six weeks to 12 years for periods less than 24 hours in a residence or structure other than the parent's home on a regular reoccurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include baby-sitting services of a casual, nonreoccurring nature. (Ord. 1930)

Day Care, Family.

See Family Day Care Provider. (Ord. 1901)

Decibel or dBA.

A unit expressed on a logarithmic scale, for measuring the relative intensity of sounds, ranging from zero to 130 for the average pain level of the human ear. (Ord. 2006)

Dedication.

The deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Deed of Transfer of Development Rights.

A document which conveys ownership of development rights that were originally attached to property covered by a TDR easement. (Ord. 1901; Ord. 1873)

Deleterious Substances.

Include, but are not limited to, chemical and microbial substances that are not classified as hazardous materials under Section 20A.20.080 of the Zoning Code, whether the substances are in usable or waste condition, that have the potential to pose a significant groundwater hazard, or for which monitoring requirements or treatment-based standards are enforced under Chapter 246-290 WAC. (Ord. 2180)

Demand Management Strategies.

See Transportation Demand Management. (Ord. 2482; Ord. 1908)

Demolish.

To remove more than 50 percent of the exterior walls of an existing building or structure, as measured by the linear length of the walls. Windows, doors and/or deteriorated wall sections are all considered part of a wall. (Formerly 20F.10.060(06); Ord. 1756)

Detached Dwelling Units.

Single-family residential structures that do not share any common or party walls.

Developer.

See Fee Payer. (Ord. 2482; Ord. 1908)

Development.

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, grading, landfill, drainage, removal of vegetation, or disturbance of land or water; and use of land or water or the intensification or extension of the use of land or water.

For the purposes of administering Chapter 20D.60 RCDG, Impact Fees, and RCDG 20D.210.10, Transportation Management Code, "development" shall mean, in addition to the activities in the previous paragraph, any change in the use of a building or structure, or any changes in the use of land, where the construction, expansion, or change, when occupied or used for its intended purpose, has adverse impacts on, and may create additional demand and need for, public facilities, programs, projects or services, including fire, park, school or transportation facilities, programs, projects or services. (Ord. 2482; Ord. 1954; Ord. 1913; Ord. 1909; Ord. 1901)

Development Application.

A written request completed by a developer, seeking City approval for a development. (Ord. 2482)

Development Approval.

Any authorization issued by the City of Redmond which approves a development. (Ord. 2482; Ord. 1908)

Development Rights.

One of a series of rights inherent in fee simple ownership of land. It represents the potential for the improvement of a parcel of property measured in residential dwelling units or square footage of commercial, light industrial or office space based on the zoning classification of the parcel. (Ord. 1901; Ord. 1873)

Diameter at Breast Height.

The diameter of any tree trunk, measured at four and one-half feet above average grade. For species of trees whose normal growth habit is characterized by multiple stems (e.g., hazelnut, vine maple) diameter shall mean the average diameter of all stems of the tree, measured at a point six inches from the point where the stems digress from the main trunk. In no case shall a branch more than six inches above average grade be considered a stem. (SMP) (Ord. 2486)

Directional Sign.

A permanent sign not exceeding six square feet in area, without commercial message, that guides the public to a specific place such as an entrance, exit, parking or service area, or a particular aspect of a business or establishment such as a cocktail entrance. (Formerly 20C.20.230(25))

Directory Sign (New definition pending CRC recommendation on Development Standards 3)

Dock.

A structure that floats on the surface of the water, without piling supports, but which is attached to land. Typically used for boat moorage, swimming, public access, and other activities that require access to deep water. (SMP) (Ord. 2486)

Dormitories.

Structures primarily associated with educational or recreational institutions that provide sleeping units and communal dining facilities.

Double-faced Sign (New definition pending CRC recommendation on Development Standards 3)

Drainage Facilities.

See Storm Water Facilities. (Ord. 1877 (65))

Dredging.

The removal of earth, sand and/or gravel from the bottom of a stream, river, lake or other water body for the purposes of deepening or constructing a navigational channel or marina, increasing or maintaining flood conveyance capacity of a channel, installing submarine pipelines, or similar purposes, or to obtain the use of the bottom materials for landfill. (SMP) (Ord. 2486)

Dripline.

An area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outer limit of a tree's branch tips down to the ground. (Ord. 1998)

Drive-Up Stand.

A temporary or semi-permanent structure operating on private property for the purpose of vending food, drink, or retail goods, generally no larger than six feet wide by 10 feet long which allows the customer to remain in his or her vehicle while making a purchase. (Ord. 1930)

Driveway.

An access which serves a lot, structure or parking area. (Ord. 1901)

Drought-Tolerant Vegetation.

Vegetation that can thrive with minimal or no supplemental watering after a period of plant establishment that typically lasts two or three years. (Ord. 2447)

Dry Cleaning Establishment.

Any facility that uses a transfer machine, dry-to-dry vented unit, or dry-to-dry closed loop unit with chlorinated solvents to clean clothing or other materials. (Ord. 2180)

Durable Consumer Goods Sales, Rental, and Service.

The retail sale, rental or lease of durable consumer goods, or in the retail sale, rental or lease of such goods in combination with repair and maintenance services and the sale of replacement parts and accessories. This definition includes apparel, appliances, home furnishings, paint, hardware, toiletries, jewelry, sporting goods, books, magazines, music, videos, computer hardware and software, toys, and similar items.

Dwelling Unit.

A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking and sanitation. A mobile home, manufactured home, modular home, apartment, condominium, townhouse, single-family attached or detached house, or accessory dwelling unit is considered to be a dwelling unit. (Ord. 2482; Ord. 1901)

10-050 "E" Definitions.

Ecological Functions or Shoreline Functions.

The work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem. (SMP) (Ord. 2486)

Ecologically Intact Shoreline.

Those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. This term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development. (SMP) (Ord. 2486)

Ecosystem-Wide Processes.

The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition, and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat that are present and the associated ecological functions. (SMP) (Ord. 2486)

Edge of Roof (New definition pending CRC recommendation on Development Standards 3)

Education, Public Administration, Health Care and Other Institutions.

An establishment or institution offering services such as education or training, government services, health and human services, religious services, or death services, or a civic, social, political, fraternal, or similar association or organization. This definition specifically excludes correctional facilities and secure community transition facilities.

Electric Scooters and Motorcycles.

Any two wheel vehicle that operates exclusively on electric energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.

Electric Utility Facilities.

Unstaffed facilities, except for the presence of security personnel, that are used for or in connection with or to facilitate the transmission, distribution, sale, or furnishing of electricity including, but not limited to, electric power substations.

Electric Vehicle (EV).

Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board. Electric Vehicles include battery electric vehicles and plug in hybrid electric vehicles.

Electric Vehicle Charging Levels.

The standardized indicators of electric force, or voltage, at which an electric vehicle's battery is recharged. Level's 1, 2, and 3 are the most common EV charging levels and include the following specifications: Level 1 is considered slow charging. Level 2 is considered medium charging. Level 3 is considered fast or rapid charging.

Electric Vehicle Charging Station.

A public or private parking space located together with battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. A restricted electric vehicle charging station is privately or publicly owned and available to the public.

Electric Vehicle Infrastructure .

Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

Electric Vehicle Parking Space.

Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

Elevated Construction.

A construction technique that employs posts or pilings to raise a structure so that waters can flow freely beneath the structure. (Ord. 1693(130))

Elevation.

The architectural view of the front, side or back surface of a structure to include doors, windows and rooftop screening that is an extension of the facade but excluding any roof area and rooftop equipment or structures. (Ord. 1901)

Emergency Work.

Any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency. (Ord. 2006)

Enhancement.

The improvement of an existing viable wetland, stream or habitat area or the buffers established for such areas, such as by increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous plant or animal species. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream or habitat area or buffer. (Ord. 1693(135))

Entrance.

Ingress and egress to and from a structure. (Ord. 1901)

Entrance, Primary.

The principal entrance to a structure through which pedestrians enter. (Ord. 1901)

Environmental Designation for Noise Abatement or EDNA.

An area or zones (environment) within which maximum permissible noise levels are established. (Ord. 2006)

Equestrian Facility.

A facility used to board, train or exercise more than six adult horses at any one time for commercial purposes, which may be private or public and may include facilities for spectators and competitions. (SMP) (Ord. 2486)

Equipment Shelter.

The structure associated with a cellular communication facility that is used to house electronic equipment and battery systems. (Ord. 1930)

Erosion.

A process whereby wind, rain, water and other natural agents mobilize and transport soil particles. (Ord. 1693(140))

Erosion Hazard Areas.

Those areas containing soils which, according to the United States Soil Conservation Service Soil Classification System, may experience severe to very severe erosion

Escort Agency.

A person or business association that furnishes, offers to furnish, or advertises to furnish escorts as its business purpose for a fee, tip, or other consideration. An escort is a person employed by an escort agency, and who, for any form of consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person. The term "escort agency" shall not include any escort service offered by a charity or nonprofit organization for medical assistance or assistance to the elderly or infirm. (Ord. 1919)

Essential Public Facility.

A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include, but are not limited to, airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, in-patient facilities (including substance abuse facilities, mental health facilities, and group homes), secure community transition facilities, and such other state facilities as are listed by the office of financial management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210. (See list of qualifying uses under RCDG 20F.40.80, Essential Public Facilities.) (Ord. 1930)

Establishment (Creation).

The manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species. (Ord. 2259)

Excavation.

The mechanical removal of earth material. (Ord. 1693(150))

Excessive Pruning.

Pruning more than four years of branch growth, unless necessary to restore the vigor of the tree or to protect life and property. (Ord. 1998)

Existing and Ongoing Agricultural Activities.

Those activities conducted on lands defined in RCW 84.34.120(2), and those activities involved in the production of crops and livestock, including but not limited to operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities which bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is legally converted to a nonagricultural use. Idle land registered in a Federal or State soils conservation program or zoned for

agricultural use by the City is considered existing and on-going. Forest practices are not included in this definition. (Ord. 1693(155))

Exotic.

Any species of plant or animal that is foreign to the Puget Sound region. (Ord. 1693(160))

Expansion, Nonconforming Structure.

Any enlargement or expansion of a legal nonconforming structure, whether horizontally or vertically, and any increase in the area within a structure or on a site devoted to a nonconforming use.

Expansion, Nonconforming Use.

Any expansion of a legal nonconforming use.

External Illumination. (New definition pending CRC recommendation on Development Standards 3)

10-060 "F" Definitions.

Facade (New definition pending CRC recommendation on Development Standards 3)

Family.

An individual or two or more persons related by blood or marriage; eight or fewer nonrelated persons living together in a single dwelling unit, unless a grant of reasonable accommodation as identified in RCDG Title 20F allows an additional number of persons. (Ord. 1954; Ord. 1901)

Family Day Care Provider.

A licensed day care provider who regularly provides day care for periods less than 24 hours for not more than 12 children in the provider's home in the family living quarters. (Ord. 1901)

Feasible.

To the extent capable of being both economically and technically accomplished.

Feed Lines .

Cables used as the interconnecting media between the transmission/receiving base station and the antenna.

FEMA (Federal Emergency Management Administration) Floodway.

The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the FEMA base flood flow without increasing the FEMA base flood elevation more than one foot. (Ord. 2259)

Fill.

For the purposes of the Shoreline Master Program, the addition of soil, sand, rock, gravel, sediment, earth-retaining structure, or other material to an area waterward of the ordinary high water mark, in wetland, or on shorelands in a manner that raises the elevation or creates dry land. (SMP) (Ord. 2486)

Fill/Fill Material.

Earth or other solid material that is brought onto a property located within the City of Redmond, for use in regrading the ground surface; stabilizing on-site soils for support of structures, pavement, and other property features; altering watercourses or wetlands; or other purposes where the material becomes a part of the property. Fill material does not include such things as topsoil, beauty bark, compost, sand, gravel, or crushed rock used as a surface treatment. (Ord. 2180; Ord. 1693(170))

Filling.

The act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, sediment surface, or other fill material. (Ord. 1693(175))

Final Plat.

The final drawing of the subdivision and dedication prepared for filing for record with the King County Department of Records and Elections, and containing all elements and requirements set for the by the City of Redmond. (Ord. 1901)

Finance and Insurance.

Financial transactions, the underwriting of insurance, annuities, and the support of employee benefit programs. This definition includes banks, credit unions, credit bureaus, investment banks, insurance brokerages, securities dealers, and other financial establishments.

Finger Float.

A finger-like floating structure typically attached perpendicular to a main walkway that provides direct pedestrian access to and from a boat and provides for secure mooring of a boat. (SMP) (Ord. 2486)

Finger Pier.

A small narrow pier that projects at right angles from a larger pier perpendicular to the main pier, often parallel to the shoreline. (SMP) (Ord. 2486)

Fish and Wildlife Habitat Conservation Areas.

Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-080(5). These areas are further defined in RCDG 20D.140.20-010, Classification and Rating of Fish and Wildlife Habitat Conservation Areas. (Ord. 2259)

Flag.

A piece of cloth or bunting often attached to a staff, with distinctive colors, patterns, or symbolic devices used as a national or state symbol. (Ord. 2425)

Fleet.

Five or more vehicles operated within or from a facility. (Ord. 2180)

Float.

A structure that floats on the surface of the water, which is not attached to the shore but that may be anchored to submerged land. Floats are typically used for swimming, diving and similar recreational activities. (SMP) (Ord. 2486)

Flood Fringe.

That portion of the floodplain outside of the floodway which is generally covered by floodwaters during the base flood; it is generally associated with standing water rather than rapidly flowing water. (Ord. 2259)

Flood Insurance Rate Map.

The official map on which the Federal Emergency Management Administration has delineated some areas of flood hazard. (Ord. 2259; Ord. 1693(185))

Flood Protection Elevation.

The elevation that is one foot above the base flood elevation. (Ord. 1693(190))

Floodplain.

Synonymous with the 100-year floodplain and means the land susceptible to inundation with a one percent chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood ordinance regulations maps or a reasonable method which meets the objectives of the Shoreline Management Act. (SMP) (Ord. 2486)

Floor Area Ratio.

The gross floor area of all buildings or structures (less any area devoted to parking or vehicle circulation) on a lot divided by the gross land area. (Ord. 1873)

Food Service Contractor.

A business that provides food services at institutional, governmental, commercial, business, or industrial locations of others based on contracts with such organizations for a specified period of time.

Footcandle.

A unit of illumination or light intensity used to calculate lighting levels. One footcandle is equal to one lumen per foot.

Freestanding Sign

A pole, pylon, ground or monument sign supported by the structures or supports that are placed on, or anchored in, the ground and that are independent from any building or structure.

Frequently Flooded Areas.

Areas and lands within the flood plain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like.

Frontage.

That side of a lot abutting on a street; the front lot line; also, the width of a lot as it abuts a public or private street or access corridor. (Ord. 1901)

Fueling Area.

An area in which petroleum fuels are dispensed in liquid form for commercial sale, public use, or for fleet vehicle operation. (Ord. 2180)

Full Service Hotel and Conference Center.

A hotel with banquet and meeting facilities sufficient to accommodate groups of at least 300 people.

Full-Service Restaurant.

An establishment that provides food services to patrons who order and are served while seated (i.e., water/waitress service) and who pay after eating.

Fully Funded Project.

A project in the most recently adopted transportation portion of the transportation capital improvement program (TCIP) for the City or similar capital program of another jurisdiction which has sufficient revenues secured for construction. Unsecured revenues include those from unformed local improvement districts, insufficient developer fees or contributions, or revenues not yet programmed for expenditure by outside agencies. (Ord. 2482; Ord. 1928; Ord. 1908)

Functions and Values.

The beneficial roles served by critical areas including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance, and attenuation, groundwater recharge and discharge, erosion control, wave attenuation, protection from hazards, historical and archaeological and aesthetic value protection, and recreation. These beneficial roles are not listed in order of priority. (Ord. 2259)

Funeral Homes and Services.

Establishments preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise).

10-070 "G" Definitions.

Gabions.

Structures composed of masses of rocks or rubble held tightly together by wire mesh (typically) so as to form upright blocks or walls. Often constructed as a series of overlapping blocks or walls. Used primarily in retaining earth, steep slopes or embankments, to retard erosion or wave action, or as foundations for breakwaters or jetties. (SMP) (Ord. 2486)

Garbage and Recycling Enclosures (New definition proposed under Development Standards 3)

General Sales or Services .

An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to, automobile sales or service, heavy consumer goods sale or service, durable consumer goods or service, the sale or service of other consumer goods, grocery, food and beverage sales, health and personal care services, finance and insurance services, real estate services, professional services, restaurant and food services, and personal care services. General sales or services does not include hotels, motels, and other accommodation services, mail order or direct sales establishments, membership wholesale/retail warehouses, and packing, creating, and convention and trade show services.

Geologically Hazardous Areas.

Areas that, because of their susceptibility to erosion, sliding, earthquake, or other geologic events, are not suited to siting commercial, residential, or industrial development consistent with public health and safety concerns.

Geotechnical Report or Geotechnical Analysis.

A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts on the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers (or geologists) who have

professional expertise about the regional and local shoreline geology and processes.
(SMP) (Ord. 2486)

Glare.

A bright or dazzling light that substantially interferes with the normal use of property or the operation of motor vehicles on City streets. (Ord. 2006)

Golf Course.

A tract of land used for playing golf, with tees, greens, fairways, hazards, and other features customarily associated with the game of golf, such as driving ranges, club houses, and golf cart storage and maintenance facilities.

Government Functions, Other.

The provision of governmental services not specifically identified elsewhere in these definitions. *This definition includes military and national security functions and space research and technology when conducted by a government agency.*

Grade.

The vertical elevation of the ground surface. (Ord. 1877 (115))

Grade, Existing.

The natural elevation of the ground or site prior to any work being done or any changes being made to the ground or site. (Ord. 1901)

Grade Schools.

All public, private, and specialty schools from preschool through high school.

Grading.

For the purposes of the Shoreline Master Program, the movement or redistribution of the soil, sand, rock, gravel, sediment or other material on a site in a manner that alters the natural contour of the land. (SMP) (Ord. 2486)

Grading – Critical Areas.

For the purposes of administering Chapter 20D.140 RCDG, Critical Areas, “grading” is any excavating, filling, clearing, leveling, or contouring of the ground surface by human or mechanical means. (Ord. 2259; Ord. 1954; Ord. 1693(200))

Grocery, Food, Beverage, and Dairy Sales.

The retail sale of food and beverage merchandise for off-premises consumption. This definition includes grocery stores, supermarkets, fruit and vegetable stores, and sales of similar goods. This definition does not include convenience stores.

Gross Acre.

The entire area of a parcel of land, including undevelopable critical areas, open space, and rights of way.

Gross Floor Area (GFA).

The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second story atriums and lobbies. (Ord. 2482; Ord. 1901)

Gross Leasable Area (GLA).

The total floor area for which a tenant pays rent and that is designated for the tenant's occupancy and is exclusive of common areas shared with other tenants, such as utility rooms, stairwells and malls. (Ord. 2482)

Gross Site Area.

Gross site area is that area within the boundaries of a given lot. Gross site area does not include the area of any abutting streets or accessways. (Ord. 1901)

Groundwater.

Water in a saturated zone or stratum beneath the surface of the land or below a surface water body. (Ord. 2180)

Growth.

See "New Development" definition. (Ord. 2482)

Growth Management Act (GMA).

The Washington State Growth Management Act enacted in 1990, and amendments in succeeding years. (Ord. 2482; Ord. 1908)

10-080 "H" Definitions.

Habitat Management.

Management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases. (Ord. 1693(205))

Habitats of Local Importance.

"Habitats of local importance" include a seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over time. These might include areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations, such as cliffs, talus, and wetlands. (Ord. 2278)

Hard Armoring Solutions.

Structural shoreline stabilization and reinforcement measures that are solid with hard surfaces, such as concrete, pilings, rock revetments, gabions, concrete groins, retaining

walls, bulkheads and the like – typically nonnatural approaches to shoreline stabilization. (SMP) (Ord. 2486)

Hazardous Liquid Pipeline.

As defined by RCW 81.88.040, Hazardous liquid means: (a) Petroleum, petroleum products, or anhydrous ammonia as those terms are defined in 49 C.F.R. Part 195 in effect March 1, 1998; and (b) carbon dioxide. Pipeline, pipeline system, or hazardous liquid pipeline mean all parts of a pipeline facility through which a hazardous liquid moves in transportation, including, but not limited to, line pipe, valves, and other appurtenances connected to line pipe, pumping units, fabricated assemblies associated with pumping units, metering and delivery stations and fabricated assemblies therein, and breakout tanks. Pipeline or pipeline system does not include process or transfer pipelines. (Ord. 2137)

Hazardous Liquid Pipeline Corridor.

The pipeline pathway in which the pipelines and facilities of a hazardous liquid pipeline operator are located, including public rights-of-way and easements over and through public or private property. (Ord. 2137)

Hazardous Materials.

Any hazardous waste, hazardous substance, dangerous waste, or extremely hazardous waste that is a physical or health hazard as defined and classified in Chapter 70.105 RCW and Chapter 173-303 WAC, whether the materials are in usable or waste condition. Hazardous materials shall also include petroleum or petroleum products that are in a liquid phase at ambient temperatures, including any waste oils or sludges. (Ord. 2180)

Hazardous Tree.

A tree that is dead, or is so affected by a significant structural defect or disease that falling or failure appears imminent, or a tree that impedes safe vision or traffic flow, or that otherwise currently poses a threat to life or property. (Ord. 1998)

Hazardous Waste.

Any substance defined as a dangerous waste, a hazardous substance or as a hazardous waste but excluding hazardous household waste as defined in RCW 70.105.100. (Ord. 1930)

Hazardous Waste Treatment, Storage, and Disposal Facilities.

Any facility regulated pursuant to WAC 173-303-280 through 173-303-670. (Ord. 2180; Ord. 1930)

Hazardous Waste Treatment and Storage, Incidental.

Storage or treatment of hazardous waste incidental to the primary use occurring on-site such as those substances which may be necessary to manufacture or process certain materials or those substances which are the by-product of a manufacturing or repair process. (Ord. 1930)

Hazardous Waste Treatment or Storage, Primary.

Use of a site where hazardous waste is stored or treated as a sole or primary use of the site. Hazardous substances are shipped from other locations to be processed or stored on that site. (Ord. 1930)

Headwater Stream.

A stream that is in the uppermost regions of a watershed or catchment area. (Ord. 2259)

Health and Personal Care.

The retail sale of health and personal care items, such as prescription and nonprescription drugs, cosmetic and beauty supplies, prescription and nonprescription eyeglasses, and other similar items.

Heavy Construction Establishment.

An establishment that engages in the construction of highways, utility pipelines, power and communication lines, cement or asphalt plants, and refineries.

Heavy Consumer Goods Sales, Rental or Service.

The retail sale, rental, or lease of large consumer goods or a combination of the retail sale, rental or lease of such goods with repair and maintenance service and the sale of replacement parts and accessories. Heavy Consumer Goods Sales or Service includes sale of items such as furniture, hardware, lawn and garden supplies, building materials, electronics and appliances, and heating and plumbing equipment.

Height of Building or Structure.

The vertical distance measured from the average finished grade around the building to the highest point of the structure. The approved average finished grade shall be measured by taking the smallest rectangle around the building and averaging the elevations at the midpoint of each side. (Ord. 1901)

Heliport.

An airport or landing place for helicopters.

High Consequence Land Use.

A land use that if located in the vicinity of a hazardous liquid pipeline represents an unusually high risk in the event of a pipeline failure due to characteristics of the inhabitants or functions of the use. High consequence land uses include:

- (1) Land uses that involve a high-density on-site population that are more difficult to evacuate. These uses include schools (through grade 12), hospitals, clinics, multi-family housing or other facilities exclusively for elderly or handicapped, stadiums or arenas, and day care centers, and does not extend to family day care or adult family homes.
- (2) Land uses that serve critical "lifeline" or emergency functions, such as fire and police facilities, utilities providing regional service, or water supplies if exposed to a significant risk that will curtail its lifeline function for a critical period of time.

- (3) Uses with similar characteristics as determined by the Code Administrator. (Ord. 2137)

Historic Landmark.

A site or structure which has been designated under Chapter 20D.57 RCDG, Historic and Archeological Resources, as a historic landmark and is listed on the Redmond Heritage Resource Register. (Ord. 2164)

Home Business.

A business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to use of the premises as a residence. (Ord. 1901)

Hospitals.

Any institution, place, building or agency or distinct part thereof which qualifies or is required to qualify for a license under Chapter 70.41 RCW, or as a psychiatric hospital licensed under Chapter 71.12 RCW as presently worded or hereafter amended. (Ord. 1901)

Hotel or Motel.

An establishment that provides four or more guest rooms for the lodging and short-term accommodations for travelers and that does not provide gambling. Hotels and Motels typically offer food services, recreational services, convention hosting services, laundry services, and similar services required or desired by travelers.

Household.

An individual or two or more persons related by blood or marriage or a group of not more than eight persons who need not be related by blood or marriage living together in a dwelling unit. (Ord. 1901)

Household Income.

All income from all household members over the age of 18 residing in the household. Household income consists of all income that would be included as income for Federal income tax purposes (e.g., wages, interest income, etc.) for household members over the age of 18. Income of dependents who reside within a household for less than three months of the year will not be counted toward household income. (Ord. 1756)

Housing Services for the Elderly.

The provision of services such as housing and custodial care for those who need or desire caring for themselves, including the elderly. This definition includes retirement housing services, assisted living services, and skilled nursing services and convalescent care. This definition does not include Adult Family Homes.

10-090 "I" Definitions.

Impact Fee.

A payment of money required from development as a condition of development approval to pay for capital improvements needed to serve new growth and development, and is:

- (1) Reasonably related to the new development that creates additional demand and need for capital improvements;
- (2) A proportionate share of the cost of the public improvements; and
- (3) Is used for improvements that reasonably benefit the new development.

Impervious Surface.

Any material or ground treatment that prevents or substantially reduces absorption of storm water into the ground (i.e., concrete, asphalt, sidewalks, buildings, etc.). (Ord. 1901)

Impervious Surface Area.

The land area of that portion of a lot covered by impervious surface.

Implementation, Transportation

The building, funding, operation or regulation of a transportation facility, program, project and service. (Ord. 2482)

Improvement, Transportation.

An enhancement that has a beneficial impact on the level of mobility for people and goods, through the operation of construction of a transportation facility, program, project and service. (Ord. 2482)

Incidental (Use).

Subordinate and minor in significance and bearing a reasonable relationship with the primary or principal use. (SMP) (Ord. 2486)

Incremental Environmental Improvement.

An improvement to a system protective of groundwater at an existing facility where the improvement reduces the facility's impact on groundwater, provided the improvement is not one of the prohibited activities identified in RCDG 20D.140.50-030. (Ord. 2180)

Indirectly Illuminated Sign.

A sign which is lighted by source not seen directly. (Formerly 20C.20.230(25))

Individual.

An applicant, person, partnership, company, developer, party, firm, corporation, organization, or other human-created entity. (Ord. 2160)

Infiltration.

The flow of water into soil material. It is also used to describe the process of storm water inflow into a sanitary sewer system. (SMP) (Ord. 2486)

Inflatable Sign (New definition pending CRC recommendation on Development Standards 3)

Infrastructure.

Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities such as fire stations, parks, schools, etc. (Ord. 2482; Ord. 1901)

In-Kind Mitigation.

Replacement of critical areas with substitute critical areas whose characteristics closely approximate those destroyed or degraded by a regulated activity. (Ord. 2259; Ord. 1693(215))

Inlet.

An underground structure that allows surface water to enter the storm drain system. Typically, it is a small catchless box-shaped structure with a slotted metal grate that does not contain a catch (see Catch Basin). (Ord. 1877 (127))

Integrity (Historic).

A measure of the authenticity of a property's historic identity evidenced by comparing its present state to its original unaltered state. This shall include whether the property has maintained its character by maintaining such things as original location, design, setting, materials, workmanship, or feeling and association. (Ord. 2164)

Intentionally Created Streams.

Streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals. (Ord. 1693(220))

Intermittent Stream.

A stream that flows only part of the year after precipitation events and receives some water during that time from groundwater sources. (Ord. 2259)

Internally Illuminated Sign.

A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign

Intersection.

Where two or more public and/or private alleys, roads, streets, or commercial, industrial or multi-family residential driveways meet or cross.

Investigation and Security Services.

The provision of investigative and detection services, guard and patrol services, the picking up and delivery of money and other valuable items, or any similar service.

In-Water Structure.

A structure that is typically associated with water dependent uses and activities or that, by its nature, requires a location waterward of the ordinary high water mark of a stream, river, wetland or lake. Examples of in-water structures include: a marina, residential dock, fishing pier, boat house, public boardwalk, car-top boat launch, motorized boat launch, swimming float, fish weir or ladder, and culvert. (SMP) (Ord. 2486)

10-100 "J" Definitions.

10-110 "K" Definitions.

Kiosk.

A temporary or semi-permanent structure having one or more open air sides, operating on either private property or public rights-of-way and plazas, generally no larger than six feet wide by 10 feet long, which is operated for the purpose of vending food, drink, or retail goods. (Ord. 1930)

10-120 "L" Definitions.

Land Use Permit.

Land Use Permits include all Type II, III, IV, V and VI permits listed in section 50-030 as well as the following Type I permits: Certificate of Appropriateness Level I, Shoreline Exemption, Telecommunication Facility Permit I and Temporary Use Permits.

Landmark Tree.

Any healthy tree over thirty inches in diameter (Ord. 1998)

Landscape Architect.

A person licensed by the State of Washington to engage in the practice of landscape architecture as defined by RCW 18.96.030. (Ord. 1998)

Landscape Area.

All portions of a site not devoted to a building, parking, storage or accessory use are referred to as the landscape area. A landscape area may include patios, plazas, walkways, walls and fences, water features such as fountain or pool, and planting areas. Ponds for the detention of storm water runoff are not considered part of the landscape area of a site, unless they are integrated with landscaping. (Formerly 20C.20.090(30))

Landslide.

Episodic downslope movement of a mass of soil or rock and includes snow avalanches. (Ord. 1693(225))

Landslide Hazard Areas.

Areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic features.

Large Satellite Dish.

Any satellite dish antenna(s) whose diameter is greater than one meter in the Urban Recreation, Semi-Rural, Residential zones or Shorelines areas of the City or two meters within any zone (see Satellite Dish Antenna(s)).

Large Woody Debris (LWD).

Trunks and branches of trees that have fallen into a stream or have been placed in a stream, stabilizing the streambed and providing for fish and aquatic insects. This definition includes any piece of wood that is at least 10 centimeters in diameter (midpoint) and is at least two meters in length. (SMP) (Ord. 2486)

Legibility.

The capability of a sign being read and understood. (Formerly 20C.20.230(25))

Leq.

The equivalent A-weighted sound level which is the constant sound level that, in a given situation and time period, conveys the same sound energy as the actual time-varying A-weighted sound. (Ord. 2006)

Level-of-Service (LOS), Transportation.

A measure that:

- (1) Is used to define the implementation rate for building, funding, operating or regulating transportation improvements; or
- (2) Defines the performance of these transportation improvements that are necessary to provide mobility for those who live and work in Redmond. (Ord. 2482; Ord. 1928; Ord. 1908)

Level-of-Service Standard (LOS), Transportation.

Comprehensive Plan Transportation Policy TR-4 establishes the City's transportation LOS standard. RCDG 20D.210, Transportation Standards, regulates compliance with the LOS standard using the concept of a mobility unit (MU). To determine compliance with the transportation LOS standard, the City annually measures the MU demand from new development and the MU supply available from the City's six-year program and the TFP. The transportation LOS standard is met when the MU demand is equal to the MU supply. (Ord. 2482)

Littoral Drift.

The mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and currents. (SMP) (Ord. 2486)

Littoral Zone.

The zone in a body of fresh water where light penetration is sufficient for the growth of plants. (SMP) (Ord. 2486)

Live-Aboard Vessel.

A vessel principally used as an overwater residence in a single location for a period exceeding two months in a calendar year. (SMP) (Ord. 2486)

Livestock Facility.

A facility used for housing, raising, boarding, training or showing livestock, such as cattle, horses, llamas, goats and swine, excluding kennels and feed lots. A livestock facility may be used for agricultural, commercial or recreation purposes. (SMP) (Ord. 2486)

Local Utilities.

Facilities and infrastructure provided by a public agency, utility district or franchise which convey essential services throughout a neighborhood area or within the community. These facilities include, but are not limited to, local water and waste water lines and pump stations, electrical distribution lines and substations, natural gas distribution pipelines, local telecommunications facilities, and storm water retention and conveyance systems. (Ord. 1901; Ord. 1873)

Long-Term Care Facility.

An institution or a distinct part of an institution or use that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority by marriage, blood, or adoption. This definition includes skilled nursing facilities, convalescent centers, governmental medical institutions and facilities which provide intensive medical supervision. Long-term facilities may provide maintenance care as well as restorative services. Long-term care facilities shall not include adult family homes or residential care facilities. (Ord. 1901)

Lot.

A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. (Ord. 1901)

Lot, Corner.

A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees. (Ord. 1901)

Lot Coverage.

The percentage of a lot that is covered with primary and accessory structures.

Lot, Interior.

A lot other than a corner lot. (Ord. 1901)

Lot, Parent.

The initial lot from which unit lots are subdivided for the exclusive use of townhouses. (Ord. 2271)

Lot, Unit.

One of the individual lots created from the subdivision of a parent lot for the exclusive use of townhouses. (Ord. 2271)

Low Cost Affordable Housing Unit.

Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed fifty percent of Median Income, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses (housing expenses for ownership housing includes mortgage and mortgage insurance, property taxes, property insurance, and homeowner due. Housing expenses for rental housing includes rent and appropriate utility allowance)

Low-Income and Moderate-Income Housing.

Housing affordable under Federal standards to households with annual incomes at or below 80 percent of the County median income. (Ord. 1913; Ord. 1909)

10-130 "M" Definitions.

Mandatory or Required Right-of-Way Dedications and/or Transportation Improvements.

Such dedications and/or transportation facility improvements required of a development by the City of Redmond as a condition of development approval. (Ord. 2482; Ord. 1908)

Manhole.

A cylindrical shaped structure used to connect or access storm drain pipe where the outlet pipe is less than 12 inches above the bottom of the structure (typically the outlet pipe is at the bottom of the structure and has no catch). (Ord. 1877 (137))

Manual.

The Department of Ecology Storm Water Management Manual for the Puget Sound Basin dated February 1992 and any revisions or updates from Ecology that are approved by the City's Technical Committee. (Ord. 1877 (140))

Manufactured Home.

A factory built structure transportable in one or more sections which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to required utilities. A manufactured home shall be built to comply with the National Manufactured Home Construction and Safety Standard Act of 1974 (regulations effective June 15, 1976). (Ord. 1901)

Manufactured Home Park or Mobile Home Park.

An area of land designed for the placement of manufactured homes or mobile homes with two or more improved pads or spaces for manufactured homes or mobile homes providing connections for, but not limited to, water, sewer and electricity service.

Manufacturing and Wholesale Trade.

An establishment that engages in the transformation of raw materials into finished products, in the sale of those products to persons firms, or corporations for resale, or in the storage of materials or products in a warehouse or similar structure. A manufacturing or wholesale trade establishment does not engage in the retail sale of products to the end consumer.

Marina, Recreational.

A private or public facility for storing, servicing, fueling, berthing and securing of more than four motorized boats or watercraft, that includes accessory facilities for providing incidental services to users of the marina, such as fuel, food services, waste collection, etc. This does not include commercial marinas, which may provide repair services, in addition to the above services, for commercial and industrial watercraft. (SMP) (Ord. 2486)

Marquee Sign.

A sign which is integrated into a marquee or canopy and does not extend beyond the limits of the marquee or canopy. (Formerly 20C.20.230(25))

Master Plan.

A conceptual plan providing for the development and use of land that contains those elements outlined in 20D.97, Master Planned Developments.

Master Planned Development.

A development concept for a site that is large, would benefit from long-term planning because of complex site issues, or both. A Master Plan approval is a separate approval that sets long-term conditions for development, granting both the applicant and the City a measure of certainty over the future of large and/or complex sites.

May.

Means the action is acceptable, provided it conforms to the provisions of the Shoreline Management Act. (SMP) (Ord. 2486)

Maximum Uniformity Ratio.

The highest horizontal illuminance point provided by an exterior lighting fixture at grade divided by the lowest horizontal illuminance point or area.

Median Income.

The median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act

of 1937, as amended or if programs under said Section 8(f)(3) are terminated, median income determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

Membership Wholesale/Retail Warehouse.

A warehouse-type facility of 75,000 square feet or greater, where shoppers are required to obtain membership status and must show proof of membership prior to entry and purchase of all items. Products consist of discounted or wholesale goods, such as a wide variety of food, clothing, tires and appliances. Many items are sold in large quantities or bulk.

Minimum Tract Area.

The minimum land area required before a development application may be submitted.

Mini-Warehouse.

A warehouse facility intended for use by private parties who wish to store personal objects and whose storage units do not exceed 800 square feet. (Ord. 1901)

Mining and Extraction Establishments.

Establishments that are responsible for the extraction of natural mineral solids (coal and ores), liquid minerals (crude petroleum) and gases (natural gas) through quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other methods.

Mitigation – Transportation Management.

For the purposes of administering RCDG 20D.210.10, Transportation Management Code, “mitigation” shall have either of the following definitions:

- (1) Transportation demand management (TDM) strategies including facilities, programs, projects and services financed, constructed or operated by a developer and identified as part of the Transportation Facility Plan (TFP), or the Buildout Transportation Facility Plan (BTFP), contained in the Transportation Master Plan (TMP).
- (2) Mitigation as defined in the SEPA Rules, and found in WAC 197-11-768:
 - (a) Avoiding the impact altogether by not taking a certain action or parts of an action;
 - (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
 - (c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
 - (e) Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or
 - (f) Monitoring the impact and taking appropriate corrective measures. (Ord. 2482; Ord. 1954; Ord. 1908)

Mixed Use.

A land use where more than one classification of land use (residential, commercial, recreational) permitted within a zoning district is combined on a lot or within a structure. (Ord. 1901)

Mixed-use Residential Structure.

A structure with at least one residential unit built above one or more non-residential uses.

Mobile Fleet Fueling.

The practice of filling fuel tanks of vehicles from tank vehicles. Mobile fleet fueling is also known as wet fueling and wet hosing. Mobile fleet fueling does not include fueling at construction sites. (Ord. 2180)

Mobile Home.

Any vehicle or similar portable structure built prior to the enactment of the National Manufactured Home Construction and Safety Standards Act of 1974, designed for mounting on wheels and intended for use as a residence, except parked and unoccupied recreational vehicles, which meets the standards of the Washington Department of Labor and Industries. (Ord. 1901)

Mobility.

The movement of people and goods. The two mobility measures that are used in the transportation concurrency system are (1) mobility units (MU) and (2) person miles of travel (PMT). (Ord. 2482)

Mobility Unit.

A measurement unit that is used to express the level of travel demand on the transportation system generated by a land use(s), or the unit increase in the ability to travel on the transportation system due to the increased supply of transportation improvements, such as those on the City's six-year plan, Transportation Facility Plan (TFP), or Buildout Transportation Facility Plan (BTFP). (Ord. 2482)

Moderate Impact Land Use.

Land uses which are likely to have a moderate impact on wetlands because of the intensity of the use and levels of human activity. Moderate impact land uses include the following: residential (one unit per acre or less), moderate-intensity open space (parks), new agriculture (moderate-intensity such as orchards and hay fields), paved trails, and building of logging roads. (Ord. 2259)

Modulation.

Modulation is a measured and proportioned inflection on a building's face. Together articulation, modulation and their interval create a sense of scale important to buildings.

Monument Sign (New definition pending CRC recommendation on Development Standards 3)

Motorized Watercraft.

Those floating devices, which are designed to be propelled by the use of internal combustion engines or electric motors. Inflatable, motorized watercraft may be included in this definition if they are propelled by the use of internal combustion engines or electric motors. (Ord. 2006)

Mounting Height.

The vertical distance between the bottom of a light fixture and the nearest point on the ground surface.

MTBE.

Methyl tertiary butyl ether, a gasoline additive. (Ord. 2180)

Multi-family structure.

A structure that includes multiple primary dwelling units, or a series of five or more dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Multiple Building Complex.

A group of structures housing at least one retail business, office, commercial venture, or independent and separate department of a business which shares the same lot, access and/or parking facilities or coordinated site plan. (Formerly 20C.20.230(25))

Multiple Tenant Building.

A single structure housing more than one business, office, or commercial venture. (Ord. 1901)

Museums and Other Special Purpose Recreational Institutions.

Establishments that preserve and exhibit objects, sites, and natural wonders of historical, cultural, or educational value, including public and private museums, historical sites, and similar establishments. This definition does not include zoos, which are separately defined and regulated.

10-140 "N" Definitions.

Native Growth Protection Area (NGPA).

An area where native vegetation is preserved for the purpose of preventing harm to property and the environment, including, but not limited to, providing open space, maintaining wildlife corridors, maintaining slope stability, controlling runoff and erosion, and/or any other purpose designated by approval. (Ord. 2259; Ord. 1998)

Native Vegetation.

Those plants which are indigenous to the coastal Pacific Northwest. It does not include lawns, but does include native grasses, such as bunchgrass. (Resource for identifying native plants: Pojar, Jim and Andy MacKinnon. Plants of the Pacific Northwest Coast:

Washington, Oregon, British Columbia and Alaska. Redmond, WA: Lone Pine Publishing, 1994). (SMP) (Ord. 2486)

Natural and other Recreational Parks.

Public and private park and recreation facilities that do not fall within another specific park definition in this Code.

Neighborhood Character.

The various elements of a neighborhood that give it a distinct "personality", including but not limited to land uses (e.g., residential/commercial mix and population), urban design (e.g., bulk, scale, form), visual resources (e.g., public view corridors and vistas), historic resources (e.g., historic landmarks), natural features (e.g., streams, steep slopes), and physical features (e.g., streets and public places).

Neon Sign.

A sign with a light source supplied by a neon tube which is bent to form letters, symbols or other shapes. (Formerly 20C.20.230(25))

Net Buildable Area.

The area of a lot excluding any areas where building is prohibited. (Ord. 1901)

New Customers of Electrical Utility Facility.

Electric service locations not already in existence as of the date that electric utility facilities are constructed pursuant to the land division exemption in 10-020(2)(e).

Noise.

The intensity, duration and character of sounds from any and all sources. (Ord. 2006)

Noise Wall.

A wall typically placed around the perimeter of the property constructed of durable and decorative materials to mitigate the impact of noise exclusive of berms and limited to eight feet in height unless approved by the Technical Committee.

Nonconforming Lot, Legal.

A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district. (Ord. 1901)

Nonconforming Structure, Illegal.

A structure or building, the size, dimensions, or location of which was not lawfully built according to the zoning ordinance that was in effect at the time. (Ord. 1901)

Nonconforming Structure, Legal.

A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such

adoption, revision, or amendment to conform to the present requirements of the zoning district. (Ord. 1901)

Nonconforming Sign (New definition pending CRC recommendation on Development Standards 3)

Nonconforming Use, Illegal.

A use or activity which was not permitted by the zoning ordinance that was in effect at the time the use or activity began. (Ord. 1901)

Nonconforming Use, Legal.

A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district. (Ord. 1901)

Nonconforming Use or Development.

A shoreline use or development which was lawfully constructed or established prior to the effective date of the act or the applicable master program, or amendments thereto, but which does not conform to present regulations or standards of the program. (SMP) (Ord. 2486)

Non-Water-Oriented Use.

Those uses that are not water-dependent, water-related, or water-enjoyment. (SMP) (Ord. 2486)

Nude or Semi-Nude Model Studio.

Any place where a person, who appears nude or semi-nude, or who displays any specified anatomical areas, is provided for money or any other form of consideration, to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. The following uses are exceptions from the definition of a "nude or semi-nude model studio":

- (1) A proprietary school licensed by the State of Washington;
- (2) A junior college, college, or university supported partly or entirely by taxation;
- (3) A private college or university that maintains and operates educational programs in which credits are transferable to a junior college, college, or university supported partly or entirely by taxation; or
- (4) A place housed in a structure: (a) that has no sign visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing; and (b) where, in order to participate in a class, a student must enroll at least three days in advance of the class. (Ord. 1919)

Nursery and Preschool.

An establishment furnishing early learning and activities for children under grade school age.

Nursing, Supervision, and Other Rehabilitative Services.

The provision of inpatient nursing and rehabilitative services by licensed health care staff in establishments that can accommodate patients for extended care.

10-150 "O" Definitions.

Office. *See Administrative Services.*

Off-Premises Sign.

A sign, such as a billboard, which displays a message which is not incidental to the lawful use of the property on which it is located. (Formerly 20C.20.230(25))

On-Premises Sign.(Amended definition pending CRC recommendation on Development Standards 3)

A sign that carries advertisements or information incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted at, services rendered, goods sold or produced on the premises, or name of the person, firm or corporation occupying the premises.

Open-air Parking Lot.

An area for parking vehicles that is not enclosed by walls or roof. Parking areas on the roofs of buildings or parking garages are considered open-air parking lots.

Open House Sign (New definition pending CRC recommendation on Development Standards 3)

Open Record Hearing.

A hearing that creates the city's record through testimony and submission of evidence and information, under procedures prescribed by the City by ordinance or resolution. An open record hearing may be held prior to the city's decision on a project permit to be known as an "open record predecision hearing." An open record hearing may be held on an appeal, to be known as an "open record appeal hearing," if no open record predecision hearing has been held on the project permit.(Ord. 1883)

Open Space.

Any land, area, the preservation of which in its present use would (1) conserve and enhance natural or scenic resources, or (2) protect streams or water supply, or (3) promote conservation of soils, wetlands, beaches or tidal marshes, or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or (5) enhance recreation or gathering opportunities. Open space can consist of active or passive open space.(Ord. 1901)

Open Space, Active.

Open space which may be improved and set aside, dedicated, designated or reserved for recreational or gathering facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, plazas etc. (Ord. 1901)

Open Space, Passive.

Open space which is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or for the use and enjoyment of owners, occupants. (Ord. 1901)

Ordinary High Water Mark (OHWM).

The mark that will be found on all lakes and streams by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation, as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department, provided that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. (SMP) (Ord. 2486)

Other Adult Entertainment Facility.

Any commercial establishment not defined herein where adult entertainment is regularly conducted or sexually oriented materials are displayed, or available in any form, for any type of consideration. Provided however, that a public library, and a school, university, or similar educational or scientific facility shall not be considered an adult entertainment facility. In addition, a commercial establishment that offers access to telecommunications networks as its principal business purpose shall not be considered an adult entertainment facility unless the access it provides is for the primary purpose of displaying or presenting visual images that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. (Ord. 1919)

Outdoor Storage.(Changes Pending CRC recommendation on Development Standards 3)

The storage of any material for a period greater than 24 hours, including items for sale, lease, processing and repair (including vehicles) not in an enclosed building. (Ord. 1901)

Outdoor Storage – Bulk. (Changes Pending CRC recommendation on Development Standards 3)

Goods for sale, storage, or display which have a large size, mass, or volume, and are not easily moved or carried such as railroad ties, large bags of feed or fertilizer, wood, etc.

Outdoor Storage – Non-Bulk. .(Changes Pending CRC recommendation on Development Standards 3)

Goods for sale, storage or display which are distinguished from bulk items by being small in size or volume and not requiring a mechanical lifting device to move them. Includes such items as bikes, light weight furniture, lawn accessories and other items that can easily be moved indoors during close of business.

Outdoor Storage – Seasonal. .(Changes Pending CRC recommendation on Development Standards 3)

Outdoor storage of items for retail sale which are by its nature sold during a peak season including such items as fruits, vegetables, Christmas trees, pumpkins, lawn accessories, bedding plants, etc.

Outdoor Retail Display (Proposed new definition under Development Standards 3)

Outfall.

A structure used for the discharge of a stormwater or sewer system into a receiving water. (SMP) (Ord. 2486)

Out-of-Kind Mitigation.

Replacement of critical areas with substitute critical areas whose characteristics do not closely approximate those destroyed or degraded by a regulated activity. (Ord. 2259; Ord. 1693(250))

Owner Occupancy

Occupancy by a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than nine months out of any given year.

10-160 “P” Definitions.

Packing, Crating, and Convention and Trade Show Services.

The provision of services such as packaging client-owned materials, possibly with package labeling or imprinting, or organizing, promoting, and managing events such as business and trade shows, conventions, conferences, and meetings.

Peak Hour.

The consecutive 60-minute period during a 24-hour period which experiences the highest sum of traffic volumes as determined by the City on a roadway segment, passing through a roadway intersection, or entering or leaving a development. The peak hour typically takes place between 4:00 p.m. and 6:00 p.m. on a work day. (Ord. 2482; Ord. 1954; Ord. 1940; Ord. 1908)

Peak Hour, A.M.

The consecutive 60-minute period during the a.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Peak Hour, P.M.

The consecutive 60-minute period during the p.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Peak Hour Noise.

The noisiest hour within a 24-hour period where the primary source of noise is from traffic. (Ord. 2006)

Peak Hour Vehicle Trips.

Total vehicular trips entering and leaving a development project during the consecutive 60-minute period typically between 4:00 p.m. and 6:00 p.m. which experiences the highest sum of traffic volumes entering and leaving the development.

Pedestrian-Oriented Uses.

Includes, but is not limited to retail, restaurants, cultural or entertainment uses, hotel lobbies, travel agencies, personal service uses, parcel and mail services, copy centers, the customer service portion of financial institutions, or other businesses that are intended to be pedestrian attracting or pedestrian generating in nature as determined by the Code Administrator.

Pedestrian Plaza

A pedestrian plaza is an area between a building and a public street, or between buildings on a pedestrian path that provides visual and pedestrian access onto or within the site.

Performance Assurance.

A form of financial security posted to ensure timely and proper completion of improvements, to ensure compliance with the Redmond Zoning Code, and/or to ensure compliance with land use permit approval conditions. Performance assurances include irrevocable letter of credit, cash deposit, and surety bonds, and or other forms of financial security acceptable to the Administrator. For the purposes of this title, the term performance guarantee is synonymous with performance assurance.

Performing Arts or Supporting Establishment.

An establishment that rehearses, produces or organizes and promotes live presentations or that represents entertainers. This definition includes theaters, event promoters, agents who represent and manage performing artists, sports figures and entertainers, and independent artists, writers, and performers. This definition does not include sports teams or clubs which are separately defined and regulated.

Person Miles of Travel (PMT).

The number of person trips generated by a land use multiplied by the average trip distance. (Ord. 2482)

Personal Communication Services (PCS).

Digital wireless telephone technology such as portable phones, pagers, faxes, and computers utilizing cellular technology for wireless communication. (Ord. 1930)

Personal Services.

The provision of services such as laundry, hair care, nail care and similar services.

Personal Wireless Facilities.

Unstaffed facilities that are used for the transmission or reception, or both, of wireless communications services, including, but not necessarily limited to, antenna arrays, transmission cables, equipment shelters, and support structures.

Personal Wireless Services.

Any federally licensed personal wireless service.

Pet and Animal Sales or Service (Except Veterinary).

The retail sale of pets and other animals (except livestock) and the provision of pet or animal care services, such as grooming, training, sitting, boarding, and care taking. This definition includes pet and pet supply stores, but does not include veterinary services.

Physical Access.

The ability of the general public to reach the water's edge. (SMP) (Ord. 2486)

Pier.

A structure supported by pilings that projects over, and is raised above the water but is attached to land, and that is used for boat moorage, swimming, fishing, public access, float plane moorage, or similar activities requiring access to deep water. (SMP) (Ord. 2486)

Piling.

The structural supports for piers, usually below the pier decking and anchored in the water. (SMP) (Ord. 2486)

Pipeline Transportation.

The use of transmission pipelines to transport products, such as crude oil, natural gas, refined petroleum products, and slurry.

Planting Area.

Parts of a landscape area that are planted, or proposed to be planted, are referred to as the planting area. (Formerly 20C.20.090(30))

Plat.

A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions and dedications. (Ord. 1901)

Plug-In Hybrid Electric Vehicle (PHEV)

An electric vehicle that 1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; 2) charges its battery primarily by connecting to the grid or other off-board electric sources; 3) may additionally be able to sustain battery charge using an on-board internal combustion driven generator; and 4) has the ability to travel powered entirely by electricity.

Political Sign.

A sign which exclusively and solely advertises a candidate or candidate's public elective office, a political party, or promotes a position on a public, social, or ballot issue. (Ord. 2279. Formerly 20C.20.230(25))

Portable Sign.

A sign which is capable of being moved easily and is not permanently affixed to the ground, a structure or a building. (Formerly 20C.20.230(25))

Postal Services.

The provision of one or more postal services, such as sorting, routing, and delivery on a contract basis (except bulk transportation of mail).

Pre-Development.

The land use condition prior to any development (in Redmond this condition would typically be meadow, forest and/or wetlands). (Ord. 1877 (155))

Preferred Shoreline Use.

A single-family residence or appurtenance, a water-dependent, water-related, or water-enjoyment use, and shoreline recreation. (SMP) (Ord. 2486)

Preliminary Determination of Significance (Historic).

A preliminary decision made by a Landmark Commission in the event of a hearing continuation that a historic resource is highly likely to qualify for the designation under consideration at that hearing. (Ord. 2164)

Preliminary Plat.

A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the Development Guide. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision. (Ord. 1901)

Primary Room, Secondary Room.

- (1) The primary room means a living room, dining room or family room. Where an open floor area plan combines the living and dining rooms, the living/dining room shall be considered one room.
- (2) All rooms not defined above as a primary room shall be considered a secondary room. (Ord. 1901)

Priority Habitat/Species, or Priority Wildlife Habitat/Species.

Habitats and species of local importance and concern in urban areas, as identified by the Washington Department of Wildlife Priority Habitat and Species (PHS) program.

"Priority species" are wildlife species of concern due to their population status and their sensitivity to habitat alteration. "Priority habitats" are areas with one or more of the following attributes: comparatively high wildlife density; high wildlife species richness; significant wildlife breeding habitat; significant wildlife seasonal ranges; significant

movement corridors for wildlife; limited availability; or high vulnerability. General types of priority habitat identified in the PHS program potentially found in Redmond include meadows, oak woodlands, old-growth/mature forests, riparian areas, snag-rich areas, urban natural open space, and wetlands. (Ord. 2259; Ord. 1693(265))

Processing or Handling of Hazardous Substances.

The use, storage, manufacture, production, or other land use activity involving hazardous substances. It does not include individually packaged household consumer products or quantities of hazardous substances of less than five gallons in volume per container.

Professional Services.

The provision of services requiring a high degree of professional, scientific, or technical expertise and training. This definition includes advanced technology services; legal services; title research and abstract services; notary services; accounting, tax, bookkeeping and payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services (such as management and environmental consulting); research and development services; advertising, media, and photography services, veterinary services.

Projecting Sign.

A sign other than a wall sign which is attached to and projects from a structure or building face at approximately a right angle. (A marquee sign is not considered a projecting sign.) (Formerly 20C.20.230(25))

Property Line.

A line of record bounding a lot that divides one lot from another lot, or from a public or private street or any other public space. (Ord. 1901)

Property Line, Front.

The lot line separating a lot from a street right-of-way. (Ord. 1901)

Property Line, Rear.

The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line. (Ord. 1901)

Property Line, Side.

Any lot line other than a front or rear lot line. (Ord. 1901)

Pro-Rata or Proportionate Share.

That portion of the cost of transportation improvements that are reasonably related to the service demands and needs of new development. (Ord. 2482; Ord. 1908)

Protected Tree/Protected Vegetation.

A tree or area of understory vegetation identified on an approved tree protection and replacement plan to be retained and protected during construction and/or permanently

protected by easement, tract, or covenant restriction. A protected tree may be located outside or within an NGPA, sensitive area or sensitive area buffer. (Ord. 1998)

Protection Measure.

A practice or combination of practices (e.g., construction barriers, protective fencing, tree wells, etc.) used to control construction or development impacts to vegetation that is approved for protection in a tree removal permit. (Ord. 1998)

Public Access.

The ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. (SMP) (Ord. 2486)

Public Access Facility.

A water-oriented structure, such as a trail, pier, pedestrian bridge, boat launch, viewing platform, fishing pier, that provides access for the public to or along the shoreline. (SMP) (Ord. 2486)

Public Administration.

All government functions, including federal, state, and local government agencies that administer, oversee, and manage public programs or that have executive, legislative, or judicial authority. This definition includes legislative and executive offices, courts, and other government functions. This definition does not include correctional institutions, which are separately defined and regulated.

Public Safety.

The provision of fire and rescue, police, and emergency response services by a governmental entity.

10-170 "Q" Definitions.

Qualified Consultant For purposes of administering the Critical Areas regulations, "qualified consultant" shall mean a person who has attained a degree in the subject matter necessary to evaluate the sensitive area in question (e.g., biology or ecology for wetlands, streams and wildlife habitat; geology and/or civil engineering for geologic hazards and aquifer recharge areas), and who is professionally trained and/or certified or licensed to practice in the scientific disciplines necessary to identify, evaluate, manage and mitigate impacts to the sensitive area in question. (Ord. 1693(270))

Qualified Noise Consultant.

Person(s) to perform noise impact analysis of specific activities or land use, and prepares a written report of findings. Such person(s) shall be professionally trained and qualified to perform the necessary tasks to identify, evaluate, manage and mitigate impacts related to noise. (Ord. 2006)

Quality Habitat Areas

Areas that provide significant wildlife value by virtue of their characteristics. These characteristics include several parameters indicative of quality habitat, including size, community diversity, interspersed (spatial patterns), continuity, forest vegetation layers, forest age, and lack of invasive plants. (Ord. 2259)

10-180 "R" Definitions.

Rail Transportation.

The provision of passenger or freight transportation by rail, and rail transportation support.

Rapid Charging Station.

An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapters 19.27 and 19.28 RCW and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

Real Estate Services.

The sale, rental, or lease of real estate, the management of real property for others, and the provision of real estate appraisal and similar services.

Real Estate Sign.

A portable or temporary sign that advertises real property for rent, lease, or sale. (Ord. 1942. Formerly 20C.20.230(25))

Rebuild.

To undertake construction within and/or on an existing building which has a valid construction permit with construction value greater than 50 percent of the replacement cost of the existing building being rebuilt. The permit value is valid for a 12-month period beginning on the date of permit issuance. (Formerly 20F.10.060(06)); Ord. 1756)

Receiving Areas.

Properties eligible to receive transfer of development rights (TDR). (Ord. 1901; Ord. 1873)

Receiving Property.

Real property within which sound originating from sources outside the property is received. (Ord. 2006)

Reception Window Obstruction.

A physical barrier which would block an electromagnetic signal. (Ord. 1930)

Recreational and Utility Vehicles

Travel trailers, boats, jet skis, wind surfing boards, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without

boats, and utility trailers. This definition does not include pickup or light trucks, 10,000 pounds gross weight or less, with or without a mounted camper unit, which are primarily used by the property owner for transportation purposes.

Redmond Fire Department Standards.

As published and periodically updated by the Redmond Fire Department, a compilation of written and/or illustrated policies, procedures, criteria and guidelines designed to clarify and explicate the decisions of the Chief in regards to the application of adopted codes, ordinances and regulations. Redmond Fire Department Standards shall constitute the Redmond Fire Department's primary reference document. (Ord. 1926)

Redmond Heritage Resource Register.

A listing of designated historic and archeological resources that have been designated following the processes and standards in Chapter 20D.57 RCDG or its successor. The Department of Planning and Community Development or its successor maintains the Redmond Heritage Resource Register. (Ord. 2164)

Re-establishment.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former critical area. Re-establishment is a type of restoration. (Ord. 2259)

Regional Light Rail Transit System.

A public rail transit line that operates at grade level, above grade level, or in a tunnel and that provides high-capacity, regional transit service owned and operated by a regional transit authority authorized under Chapter 81.112 RCW. A light rail transit system may be designed to share a street right-of-way although it may also use a separate right-of-way. (SMP) (Ord. 2486)

Regional Utilities.

Facilities and infrastructure provided by a public agency, utility or franchise which convey essential services throughout the area beyond but including Redmond. These facilities include, but are not limited to, regional water storage tanks, reservoirs and booster stations, waste water interceptors, pump stations and treatment facilities, electrical transmission substations and lines 115 kV or greater, regional natural gas pipelines and gate stations, regional telecommunications facilities. (Ord. 1901; Ord. 1873)

Regulated Activity.

Activities that have a potential to significantly impact a sensitive area that is subject to the provisions of Chapter 20D.140 RCDG, Critical Areas. Regulated activities generally include but are not limited to any filling, dredging, dumping or stockpiling, draining, excavation, flooding, clearing or grading, construction or reconstruction, driving pilings, obstructing, shading, or harvesting. (Ord. 2259; Ord. 1693(275))

Rehabilitation.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded critical area. Rehabilitation is a type of restoration. (Ord. 2259; Ord. 1693(280))

Religious Institutions.

Churches, temples, synagogues, monasteries, and similar establishments operated by religious organizations.

Removal.

Removal of a tree(s) or vegetation, through either direct or indirect actions including, but not limited to, clearing, cutting, causing irreversible damage to roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation, grading, or trenching in the dripline area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location. (Ord. 1998)

Rental Room.

A rental room is any leased or rented habitable room used or intended to be used for living and sleeping, but not for cooking or eating. (Ord. 1901)

Repair.

Normal repair means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resources or environment.

Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment. (SMP) (Ord. 2486)

Replacement.

For the purposes of standards on shoreline stabilization measures, replacement means the construction of a new structure to perform a shoreline stabilization function of an existing function which can no longer adequately serve the purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures. (SMP) (Ord. 2486)

Research and Development.

See Professional Services.

Residential Care Facility.

A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services for at least five, but not more than 15 functionally disabled persons and which is not licensed under Chapter 70.128 RCW. A residential

care facility shall not provide the degree of care and treatment that a hospital or long-term care facility provides. (Ord. 1901)

Residential uses.

Include living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests.

Restoration – Critical Areas.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded critical area. (Ord. 2259; Ord. 1954; Ord. 1693(285))

Restore, Restoration, or Ecological Restoration.

The reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including but not limited to revegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions. (SMP) (Ord. 2486)

Retirement Residence.

A building or group of buildings which provides residential facilities for residents 55 years of age or more, except for the spouses of such residents for whom there is no minimum age requirement. A retirement residence may provide a range of types of living units including attached and detached housing units and may also provide to its residents: food service, general health care supervision, medication services, housekeeping services, personal services, recreation facilities and transportation services for its residents. Individual living units (suites) may include kitchens. A retirement residence may also include a skilled nursing facility provided that the number of nursing beds shall not exceed 25 percent of the total number of retirement residence units. Facilities with more than 25 percent of the retirement residence units having nursing beds shall be considered a long-term care facility. (Ord. 1901)

Retirement Residence Unit.

A retirement residence unit shall be defined as (1) one or more rooms, designated occupied, or intended for occupancy as a separate living quarters with sleeping facilities provided in the dwelling for one person or one household regardless of whether cooking and sanitary facilities are provided in the unit or (2) one bed in a room or facility where each bed is designated, occupied, or intended for occupancy by a separate person, any of whom are not related by blood or marriage. (Ord. 1901)

Revetment.

A shoreline protective structure constructed on a slope, and used to prevent erosion. Construction materials may be rock riprap, gabions, interlocking concrete blocks, or similar materials. (SMP) (Ord. 2486)

Right-of-Way.

Land owned by a public agency and used or planned to be used as a public thoroughfare. (Ord. 2482; Ord. 1901)

Riparian Stream Corridor.

Areas adjacent to stream systems that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. The width of these areas extends to that portion of the terrestrial landscape that directly influences the aquatic ecosystem by providing shade, fine or large woody material, nutrients, organic and inorganic debris, terrestrial insects, or habitat for riparian-associated wildlife. These areas provide a myriad of functions to support a healthy stream system. (Ord. 2259)

Riparian Zone.

The area of vegetation adjacent to a body of water that influences (and is influenced by) the water; an area typically used by more species of wildlife than other land areas. (SMP) (Ord. 2486)

Riprap.

A facing layer or protective mound of broken stones placed to prevent erosion or sloughing of a structure or embankment. (Ord. 1877 (180))

Road, Ground Passenger, and Transit Transportation

The provision of road, ground passenger, and transit transportation systems, such as bus and rail systems, including supporting infrastructure.

Roof Sign.

A sign erected on or above a roof or parapet of a building or structure. (Signs attached to a pseudo-mansard roof are not included.) (Formerly 20C.20.230(25))

Round or Rounding

The process by which fractional values used in calculations are rounded to the nearest whole number. Fractional values of five-tenths (0.5) and above are rounded up; fractional values below five tenths (0.5) are rounded down.

Runoff.

Water originating from rainfall and/or other precipitation that flows from a site during or immediately after a storm. (Ord. 1877 (190))

10-190 "S" Definitions.

Salmon and Steelhead Habitat.

Submerged areas that provide significant habitat or critical habitat components for salmon and steelhead at various life cycle stages, including: gravel-bottomed streams and rivers used for spawning; streams, rivers, lakes, wetlands and side channels used for rearing or feeding, and refuge from predators and high waters; and shallow areas along

lakeshores used for rearing, feeding and refuge. Salmon and steelhead habitat is mapped on the Stream Map in the Shoreline Master Program. (SMP) (Ord. 2486)

Salmonid.

A species of the family Salmonidae: the salmons, trouts, chars, and whitefishes. (SMP) (Ord. 2486)

Satellite Dish Antenna(s)

A type of antenna(s) and supporting structure consisting of a solid, open mesh, or bar configured reflective surface used to receive and/or transmit radio frequency communication signals. Such an apparatus is typically in the shape of a shallow dish, cone. (Ord. 1930)

Secondary Containment.

Containment designed to hold an unauthorized release external to a primary container. (Ord. 2180)

Secondary Room.

See Primary Room, Secondary Room.

Secure Community Transition Facility.

A residential facility for persons civilly committed and conditionally released to a less restrictive alternative under Chapter 71.09 RCW. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include, but are not limited to, the facilities established pursuant to RCW 71.09.250 and any community-based facilities established under Chapter 71.09 RCW, and operated by or under contract with the Washington State Department of Social and Health Services. (Ord. 2152)

Security Lighting.

Lighting designed and used to discourage crime and undesirable activity.

Security Lighting, Basic.

A lighting level allowed for most developments in order to provide a reasonable level of illumination for the security of persons or property.

Security Lighting, Enhanced.

A lighting level reserved for areas where personal security is an issue, such as where an area is open to the public during all hours of the night, where special security needs exist, or where vandalism or crime is likely without the increased level of illumination.

Sediment.

Material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water. (Ord. 1877 (195))

Sedimentation.

The deposit or accumulation of sediment. (Ord. 1877 (200))

Seismic Hazard Areas

Lands or areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction. (Ord. 2259; Ord. 1693(290))

Sending Areas.

Properties designated to transfer their development rights. (Ord. 1901; Ord. 1873)

SEPA Rules.

Chapter 197-11 WAC adopted by the Department of Ecology. (Ord. 2482. Formerly 20F.30.040(10))

Service Area.

Any area devoted to garbage or refuse containers, incinerators, the shipping or receiving of commodities, or the parking of trucks or other large vehicles used in the operation of an enterprise.

Services to Buildings or Dwellings.

The provision of services such as extermination and pest control, janitorial services, landscaping maintenance, and carpet and upholstery cleaning. This definition does not include packing, crating, and convention and trade show services, which are separately defined and regulated. This definition does include vending machine operators.

Setback.

The distance between a property line and the corresponding parallel setback line. (Ord. 1901)

Setback Line. A line beyond which, toward a property line, no structure greater than 30 inches above finished grade may extend or be placed except as permitted by the regulations of this title. (Ord. 1901)

Setback Zone.

The setback zone is shown in RCDG 20C.45.40-070, Overlake Street Cross-Sections. It is located outside of the right-of-way, and ensures that objects do not encroach on useable sidewalk space and helps to maintain sight lines at driveways. In the Overlake Village Zones, it provides space for hardscape improvements or container plants. In the OBAT Zone, it provides space for plantings. It is also described in Redmond's Transportation Master Plan – Pedestrian Program.

Sexually Oriented Materials.

Any books, magazines, periodicals or other printed materials, or any photographs, films, motion pictures, video cassettes, slides, or other visual representations, that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. The term "sexually oriented materials" includes any instruments, devices, or

paraphernalia designed for use in connection with any specified sexual activities. (Ord. 1919)

Shall.

Means a mandate; the action must be taken. (SMP) (Ord. 2486)

Shop or Store Building with Drive-Through Facility.

A retail commercial building with a drive-through window to serve customers in motor vehicles.

Shorelands or Shoreland Areas.

Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the Shoreline Management Act; the same to be designated as to location by the Department of Ecology. That portion of a 100-year floodplain may be included as long as such portion includes, as a minimum, the floodway and adjacent land extending landward 200 feet therefrom. (SMP) (Ord. 2486)

Shoreline Modification.

Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals. (SMP) (Ord. 2486)

Shoreline Stabilization.

Means for protecting shoreline upland areas and shoreline uses from the effects of shoreline wave action, flooding or erosion. Shoreline stabilization includes structural and non-structural methods, riprap, bulkheads, gabions, jetties, dikes and levees, flood control weirs, and bioengineered walls or embankments. (SMP) (Ord. 2486)

Shorelines.

All of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them; except:

- (1) Shorelines of statewide significance;
- (2) Shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per second or less and the wetlands associated with such upstream segments; and
- (3) Shorelines on lakes less than 20 acres in size and wetlands associated with such small lakes. (SMP) (Ord. 2486)

Shorelines of Statewide Significance.

Those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of 1,000 acres or more measured at the ordinary high water mark and those natural rivers or segments thereof where the mean annual flow is measured at 1,000 cubic feet per

second or more. Definition is limited to freshwater areas in Western Washington. (SMP) (Ord. 2486)

Short Plat.

The map or representation of a short subdivision. (Ord. 1901)

Short Subdivision.

The division or redivision of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership. (Ord. 1901)

Should.

Means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and the Shoreline Rules, against taking the action. (SMP) (Ord. 2486)

Side Street Setback.

The side setback that is applied to that side of a lot which has a side yard facing a private or public street or access corridor that serves more than one lot. (Ord. 1901)

Sign.

A communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premises or facility. (Formerly 20C.20.230(25))

Sign Area.

The total area of a single face of a sign including the framing structure surrounding the face, measured as follows:

- (1) Freestanding and Projecting Signs. If the sign is composed of three or less individual sign cabinets, the area of the sign shall be the combined area of all cabinets measured by the smallest square or rectangle that will enclose each cabinet. If the sign has more than three sign cabinets or modules, the area shall be the smallest single continuous square or rectangle that will enclose the entire perimeter of all cabinets or modules.
- (2) Wall Signs. The sign area shall be the area contained within the smallest square or rectangle that will enclose the entire advertising message or decoration or the entire sign cabinet, provided that if the advertising message is composed of individual letters that use the wall as background with no added decoration, the total sign area shall be the combined area of the smallest squares and rectangles that will enclose each letter. (Formerly 20C.20.230(25))

Sign, Directional.

A permanent sign not exceeding six square feet in area, without commercial message, that guides pedestrian or vehicular traffic with directional messages, such as "one-way," or "exit only"; guides the public to specific on-site locations such as an entrance, exit, parking or service area, or to a particular aspect of a business or establishment such as a

cocktail entrance; or that contains non-commercial information or directions provided by a public agency, such as safety warnings or user rules and regulations. (SMP) (Ord. 2486)

Sign Height.

The vertical distance from the grade below the sign to the uppermost module, cabinet or character. (Formerly 20C.20.230(25))

Sign, Informational.

A sign not exceeding six square feet in area commonly associated with, but not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas. (SMP) (Ord. 2486)

Sign, Interpretive.

A permanent sign not exceeding six square feet in area, without commercial message, located on a publicly accessible site, that provides public educational and interpretive information related to the site on which the sign is located, such as information on natural processes, habitat restoration programs, or cultural history, or that is associated with an adopt-a-stream, adopt-a-park or similar agency-sponsored program. (SMP) (Ord. 2486)

Significant Ecological Impact.

An effect or consequence of a human-caused action if any of the following apply:

- (1) The action degrades or changes an ecological function or ecosystem-wide process to such a degree that the ecosystem can no longer perform the function at levels within its natural range of variability or that the performance of the function falls outside the range needed to maintain the integrity of other ecological processes in shoreline areas.
- (2) Scientific evidence or objective analysis indicates that the action could cause degradation or change to those ecological functions or ecosystem-wide processes described above under foreseeable conditions.
- (3) Scientific evidence indicates that the action could contribute to degradation or change to ecological functions or ecosystem-wide processes described above as part of cumulative impacts, due to similar actions that are occurring or likely to occur. (SMP) (Ord. 2486)

Significant Feature.

Any architectural detail, distinctive stylistic feature of a historic landmark structure, or distinctive feature of a historic landmark site that is identified on the designation report as contributing to its designation as a historic landmark. In the case where a designation report was not prepared in advance of designation, the Administrator determines what features are significant based on review by experts in historic preservation. (Ord. 2164)

Significant Groundwater Hazard.

A condition in which there is a reasonable probability of release of a hazardous material or deleterious substance and the material or substance is or can be transferred to a liquid phase that is mobile in both soils and groundwater. (Ord. 2180)

Significant Tree.

Any healthy tree six inches in diameter at breast height, or any tree four inches in diameter (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant. (SMP) (Ord. 2486)

Single Room Occupancy Units (SROs).

A structure containing single room living units with small cooking units (independent or common) and other amenities not ordinarily associated with a hotel.

Site.

Any lot or parcel or any combination of contiguous lots or parcels on which a single, integrated development is proposed.

Six-Year Program.

A term of reference that includes the Transportation Improvement Program (TIP) and the Capital Investment Program (CIP). The TIP and CIP are the six-year funded list of transportation improvements, including facilities, programs, projects and services adopted by the City, which serves to implement the adopted Transportation Facilities Plan (TFP) and thus maintain the City's adopted transportation level of service (LOS) standard. (Ord. 2482)

Size-Limited Dwelling.

A size-limited dwelling is a single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached garages. A size-limited dwelling will be so identified and legally binding on the title of the home; enlarging the home will not be permitted above the maximum size limit. (Ord. 2126)

Slope.

A degree of deviation of a surface from the horizontal, measured as a numerical ratio, percentage, or in degrees. Expressed as a ratio, the first number is the horizontal distance (run) and the second is the vertical distance (rise), as 2:1. Expressed as a percentage, the vertical distance (rise) is divided by the horizontal distance (run) and is then multiplied by 100. A 2:1 slope is a 50 percent slope. Expressed in degrees, the slope is the angle from the horizontal plane, with a 90-degree slope being vertical and 45 degrees being a 1:1, or 100 percent slope. (Ord. 1877(225))

Small Satellite Dish.

Any satellite dish antenna(s) that has a diameter less than or equal to one meter located in Urban Recreation, Semi-Rural, Residential zones or Shoreline areas of the City or two meters within any zone (see Satellite Dish Antenna(s)). (Ord. 1930)

Snag.

An upright stump or trunk of a tree that provides habitat for a broad range of wildlife, from beetle larvae (and the birds such as woodpeckers that feed upon them) to dens for raccoons. (SMP) (Ord. 2486)

Social Assistance, Welfare, and Charitable Services.

The provision of social assistance services (except residential or accommodation services) directly to individuals in need.

Soften

To mitigate, diminish, or reduce impacts. When used in connection with softening the transition between existing and new dwellings, soften means to reduce the impacts to the existing dwelling(s) as a result of a change from the previous conditions to the new residential development.

Soil.

The natural or processed, unconsolidated mineral and organic material on the immediate surface of the earth that does or is suitable to serve as a natural medium for the growth of land plants. (Ord. 1877 (230))

Solid Waste.

All putrescible and nonputrescible solid and semisolid wastes as defined in Chapter 173-304 WAC, Minimum Functional Standards for Solid Waste Handling. (Ord. 2180)

Solid Waste.

Unwanted or discarded material, including waste material with insufficient liquid content to be free flowing. (SMP) (Ord. 2486)

Sound Level.

A-weighted sound pressure level measured by the use of a sound level meter using an A-weighted network and reported as decibels, dBA. (Ord. 2006)

Sound Level Meter.

An electronic instrument that includes a microphone, output meter, and amplifier, and measures sound pressure levels. (Ord. 2006)

Species of Concern.

Those species listed as state endangered, state threatened, state sensitive, or state candidate, as well as species listed or proposed for listing by the U.S. Fish and Wildlife Service or the National Marine Fisheries Service. (Ord. 2259)

Species of Local Importance.

Species identified by the City of Redmond, including those that possess unusual or unique habitat warranting protection because of qualitative species diversity or habitat system health indicators. It may also include species which are culturally important to the City. Species of local importance are designated through the development guide amendment process. (Ord. 2259)

Specified Anatomical Areas.

Any of the following:

- (1) The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
- (2) Less than completely and opaquely covered human genitals, pubic region, anus, buttocks, or female breast below the top of the areola. (Ord. 1919)

Specified Sexual Activities.

Any of the following:

- (1) The caressing, fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
- (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
- (3) Masturbation, actual or simulated; or
- (4) Excretory functions as part of, or in connection with, any of the sexual activities specified in this definition. (Ord. 1919)

Sports Team or Club Venue.

An arena, field, or stadium for a professional or semiprofessional sports team or club that participates in live sporting events, such as baseball, football, hockey, or soccer.

State Environmental Policy Act (SEPA).

Contained in Chapter 43.21C RCW, this Washington State law is intended to minimize environmental damage. SEPA requires that State agencies and local governments consider environmental factors when making decisions on activities, such as development proposals over a certain size and comprehensive plans. As part of this process, environmental checklists are prepared to disclose impacts and propose mitigation. This process also provides an opportunity for public comment. (Ord. 2482; Ord. 1877 (250))

Stealth Technology

Technology that camouflages, conceals, or otherwise makes the antenna array, antenna support structure, base station, and feed lines not readily identifiable as such, and which is designed to be aesthetically similar to existing and proposed buildings, vegetation, and uses on a site. Examples of stealth technology include, but are not limited to, painting antennas, antenna support structures, feed lines, and base stations to match the color of an existing building or structure or the color of the sky or vegetation providing a background for the facility, concealing the antenna support structure, feed lines, and base station through the use of faux windows, dormers or other architectural features that blend with an existing building or structure, or concealing antenna support structures, feeder lines, and base stations within another structure that has a secondary function, such as a church steeple, windmill, bell tower, clock tower, cupola, light standard, utility pole, flagpole, or tree.

Steep Slopes.

Slopes of 40 percent gradient or steeper. (Ord. 1877 (255))

Storm Water Facilities.

Constructed or natural systems that are designed to provide storm water management. (Ord. 1877 (280))

Storm Water Management.

The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water and/or runoff together with applicable managerial (nonstructural) measures. (Ord. 1877 (285))

Story.

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused under floor space shall be considered a story. (Ord. 1901)

Strategy.

An approach or method that, when used for transportation purposes, incorporates the use of transportation facilities, projects, programs and services to provide mobility for people and goods, and thus maintain the City's adopted transportation level-of-service (LOS) standard. (Ord. 2482)

Stream.

Those areas where surface waters produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock, channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. This definition is not meant to include artificially created irrigation ditches, canals, storm or surface water runoff devices or other entirely artificial watercourses unless they are used by salmonid or created for the purposes of stream mitigation. (Ord. 1693(305))

Stream Reconnaissance Report.

A report prepared by an applicant's qualified consultant to describe a stream and to characterize its conditions, wildlife, habitat values and water quality. (Ord. 1693(310))

Street.

Any thoroughfare which affords the principal means of access to abutting properties, access corridors, or driveways, which has been dedicated or deeded to the public for public use. (Ord. 2482; Ord. 1901)

Streetscape

The visual elements of a street, including the roadway, sidewalks, adjoining buildings, street furniture, trees, and open spaces that combine to form the street's character.

Street Frontage.

The length along a public or private right-of-way upon which a structure, business, or lot directly abuts. (Ord. 1901)

Structural Diversity.

The relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer and tree canopy); the variety of plant species; and the spacing or pattern of vegetation. (Ord. 1693(315))

Structure.

That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner. (Ord. 1901)

Structure, Detached.

A structure which has no common or party wall with another structure. (Ord. 1901)

Subdivision.

The division or redivision of land into 10 or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership. (Ord. 1901)

Substantial Improvement.

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged. (Ord. 1693(320))

Substitute Material.

Any material that replaces the original material. If replacement is necessitated by the deterioration of the original, any material made of a different substance than the original material or any material that does not match the original material in its appearance. (Ord. 2164)

Substrate.

The soil, sediment, decomposing organic matter or combination of those materials located on the bottom surface of the wetland. (Ord. 1693(325))

Supergraphic.

An artistic graphic wall design theme. (Formerly 20C.20.230(25))

Supplemental Mitigation.

Mitigation required by the City which is necessary for a proposed development to meet concurrency requirements of RCDG 20D.210.10, Transportation Management Code.

“Supplemental mitigation” shall mean unfunded facilities, programs, projects and services that are in the City’s Transportation Facility Plan (TFP) or Buildout Transportation Facility Plan (BTFP). (Ord. 2482; Ord. 1928; Ord. 1908)

Surveyor.

A person licensed by the State of Washington to engage in the practice of land surveying, as defined by RCW 18.43.020. (Ord. 1998)

Sustained Yield.

A level of harvest of a renewable resource per year (or other time period) that can be continued without jeopardizing the ability of the ecosystem to be fully renewed, and thus to continue to provide an undiminished level of harvest each year long into the future. (SMP) (Ord. 2486)

System Improvements, Transportation.

For purposes of administering RCDG 20D.210.10, Transportation Management Code, system improvements are those facilities, programs, projects and services that are included in the Transportation Facility Plan (TFP), are designed to maintain mobility, and meet the transportation level-of-service (LOS) standard established in Redmond Comprehensive Plan Transportation Policy TR-4. Costs for these facilities, programs, projects and services may include funding for transportation demand management (TDM), transportation planning, preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting, and construction of all the necessary features for any transportation construction project. System improvements include, but are not limited to:

- (1) Construction of new travel lanes, paths, sidewalks, trails, and terminal facilities for a variety of travel modes, including motor vehicles, bicycles, pedestrians, transit and high occupancy vehicles;
- (2) Construction of new bridges;
- (3) Construction of new drainage and utility facilities as a result of new travel lanes, streets, paths, sidewalks, and trail construction;
- (4) Purchase and installation of traffic signalization (including new and upgraded signalization, signal interconnection, and supporting hardware and software) necessary to serve a variety of travel modes using travel lanes, paths, sidewalks, and trails;
- (5) Construction of curbs, medians, shoulders, and sidewalks;
- (6) Relocating, including undergrounding, utilities to accommodate construction of new travel lanes, streets, paths, sidewalks, and trails;
- (7) Other strategies, including programs and services such as TDM that reduce the demand to travel by motor vehicles;
- (8) Provision of transit service. (Ord. 2482; Ord. 1928; Ord. 1908)

System Protective of Groundwater.

A system at a facility that serves to protect groundwater quality, including, but not limited to, stormwater systems, wheel wash systems, and secondary containment systems associated with hazardous materials. (Ord. 2180)

10-200 “T” Definitions.

Tandem Parking

Tandem parking is two parking stalls that are arranged length wise, end-to-nose, where both parking stalls use the same drive-aisle to access the two spaces, not including parallel parking.

Technical, Trade, and Specialty Schools.

Schools that offer vocational and technical training in a variety of technical subjects and trades and that may lead to job-specific certification. This definition includes beauty schools, business management schools, computer training schools, driving education schools, fine and performance arts schools, flight training schools, and sports and recreation schools.

Telework Center. *See Administrative Services.*

Temporary Encampment.

A group of persons temporarily residing out of doors for other than recreational purposes with services provided by a temporary encampment sponsor and supervised by a temporary encampment managing organization. (Ord. 2424)

Temporary Encampment Managing Organization.

An organization that has the capacity to organize and manage a temporary encampment. A “managing agency” may be the same entity as the temporary encampment sponsor. (Ord. 2424)

Temporary Encampment Sponsor.

A local group or organization that has an agreement with the temporary encampment managing organization to provide basic services and support for the residents of a temporary encampment and liaison with the surrounding community and joins with the managing agency in an application for a temporary use permit. A “sponsor” may be the same entity as the managing organization. (Ord. 2424)

Temporary Sign.

Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs. (Formerly 20C.20.230(25))

Temporary Use.

A specific use that is allowed for a limited duration and/or frequency through the approval of a Temporary Use Permit. (Ord. 2424)

Third Party Sign.

A sign identifying an enterprise and includes a sponsoring advertisement, such as Coca Cola or 7-Up. (Formerly 20C.20.230(25))

Three Tier Vegetative Plan.

A landscape plan prepared or approved by a certified landscape architect, certified nurseryman, or certified landscaper that includes groundcover, understory plantings, and trees.

Time-of-Travel Zone.

The delineated area within which groundwater moves towards, and eventually reaches, a water supply well within a given period of time. (Ord. 2180)

Transfer of Development Rights.

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted. (Ord. 1901; Ord. 1873)

Transfer of Development Rights (TDR) Extinguishment Document.

A document which shows that a TDR from a property in the sending area has been used on a specific property in a receiving area that TDR is no longer available to be transferred. This could take the form of a deed of transfer or the recording of a final plat. See RCDG 20D.200.10. (Ord. 1901; Ord. 1873)

Transitional Uses.

Uses allowed in Overlake Village Zones 1, 2, 3, and 5 during a transitional period in which properties in the zones are expected to redevelop from their existing uses to uses that meet the vision for Overlake Village established in the Redmond Comprehensive Plan.

Transportation.

The various travel modes as discussed in the Transportation Element of the Redmond Comprehensive Plan. (Ord. 2482; Ord. 1908)

Transportation – Certificate of Concurrency Request.

A form prepared by the Administrator which contains questions concerning the nature of a development, including a description, location, use, intensity, and trip generation characteristics. The questions on this form are to be answered by a development applicant, and submitted to the City as part of a complete application for a development permit. (Ord. 2482; Ord. 1928; Ord. 1908)

Transportation Demand Management (TDM).

Public and/or private programs designed to reduce the demand and that are ongoing substitutes for additional motor vehicle traffic lanes and traffic signals. These public and/or private programs include, but are not limited to, transit, bicycling and ridesharing

incentives, flexible working hours, parking management, and supporting pedestrian enhancements to decrease single occupancy vehicle trips. (Ord. 2482; Ord. 1908)

Transportation Facility Plan (TFP).

The long-range plan identifying transportation facilities, programs, projects and services that are necessary to provide for the mobility of people and goods from new development allowed by the Redmond Comprehensive Plan and the Redmond Community Development Guide. The planning horizon of the TFP typically ranges between 12 to 20 years. (Ord. 2482; Ord. 1908)

Transportation Impact Fee.

See "Impact Fee – Transportation." (Ord. 2482)

Transportation Improvement.

See "Improvement, Transportation." (Ord. 2482)

Transportation Improvement Program (TIP).

The Transportation Improvement Program is a six-year program of transportation capital facilities, programs, projects and services intended to serve the current and future needs of those who live and work in Redmond. The TIP is a six-year planning document that is focused exclusively on transportation revenue and expenditures from the City and from other sources for both funded and unfunded transportation improvements. (Ord. 2482)

Transportation Level-of-Service (LOS) Standard.

See "Level-of-Service (LOS), Transportation." (Ord. 2482)

Travel Arrangement and Reservation Services.

The provision of services such as promoting or selling travel, tour, or accommodation services, including but not limited to, maps and information, locating convention sites, arranging reservations, and organizing group tours.

Travel Demand.

Trips generated by a land use. (Ord. 2482)

Tree.

A self-supporting woody plant characterized by one main trunk or, for certain species, multiple trunks, with a potential at maturity for a trunk diameter of two inches and potential minimum height of 10 feet. (Ord. 1998)

Tree, Stand.

A group of three or more trees of any size or species, whose driplines touch. (Ord. 1998)

Truck and Freight Transportation Services.

The provision of over-the-road transportation of cargo using motor vehicles such as trucks and tractor trailers.

10-210 "U" Definitions.

Unauthorized Release.

Any intentional or unintentional spilling, leaking, emitting, discharging, escaping, leaching, or disposing of any hazardous material or other deleterious substance into groundwater, surface water, surface soils, or subsurface soils not permitted under federal, state, or local law. (Ord. 2180)

Under Marquee Sign.

A sign which is suspended from a marquee or canopy but does not extend beyond the horizontal limits of the marquee or canopy. (Formerly 20C.20.230(25))

Understory Vegetation.

Small trees, shrubs, and groundcover plants, growing beneath and shaded by a significant tree which affect and are affected by the soil and hydrology of the area surrounding the significant tree roots. (Ord. 1998)

Unit Lot Subdivision

A division or redivision of land in which one or more boundaries of the individual lots coincide with the interior walls of a structure which separate individual attached single-family dwelling units.

Upland.

Generally described as the dry land area above and landward of the ordinary high water mark. (SMP) (Ord. 2486)

Utilities.

Services, facilities and infrastructure that produce, transmit, carry, store, process or dispose of electric power, gas, water, sewage, communications, oil, storm water, and the like. (SMP) (Ord. 2486)

Utilities, Regional.

Utilities that are provided by a public agency, utility or franchise which convey essential services throughout the area beyond but including Redmond. These facilities include, but are not limited to, regional water storage tanks and lines, reservoirs and booster stations, waste water interceptors, sewage pump stations and treatment facilities, electrical transmission substations and high-tension power lines, regional natural gas pipelines and gate stations. Regional utilities also include regional telecommunications facilities, including, but not limited to, cellular communications towers, provided by a public or private entity. (SMP) (Ord. 2486)

10-220 "V" Definitions.

Value, Existing Structure.

The value established by the records of the King County Assessor or, where the applicant disagrees with such value, the value established by a current appraisal that is:

- (1) Prepared by an appraiser licensed by the State of Washington to appraise properties of the type at issue; and
- (2) Paid for by the applicant; and
- (3) Determined to be accurate and reliable by the Administrator

Vegetated Wall (Proposed new definition under Development Standards 3)

Vehicle.

An operable or inoperable self-propelled device used for the transportation of people or goods over land, air, or water surfaces. (Ord. 2482; Ord. 1850)

Vehicle Use Area.

An area used primarily for parking, circulation and storage of autos, trucks, delivery and service trucks, and other vehicles, including, but not limited to, parking lots, drive aisles, and loading bay areas. Vehicle use areas do not include fire lanes or temporary parking areas that are predominately landscaped, or covered with turf or pervious grids covered by turf. (SMP) (Ord. 2486)

Vending Cart.

A cart with functional wheels which is not affixed to the ground and which is operated for the purpose of vending food, drink, or retail goods. The cart is generally no larger than six feet wide by 10 feet long. (Ord. 1930)

Visual Access.

The ability of the general public to view the water and the shoreline from adjacent locations. (SMP) (Ord. 2486)

10-230 "W" Definitions.

Walkable Neighborhood or Community

An area where the goods and services that a neighborhood resident or employee needs on a regular basis, such as stores, businesses, schools, libraries and transportation, are located within a short and safe walk.

Wall Sign.

A sign attached to a wall or facade with its face parallel to the wall plane and projecting no more than one foot. Window signs that are permanently attached or in excess of 50 square feet are considered wall signs. (Formerly 20C.20.230(25))

Warehousing.

The use of a building primarily for the long-term storage of goods and materials. (Ord. 1901)

Warranty Assurance .

A form of financial security posted to warranty the quality of materials or workmanship of improvements constructed as a condition of land use permit approval, or to warranty survival of landscaping. Warranty assurances include irrevocable letter of credit, cash deposit, and surety bonds, and or other forms of financial security acceptable to the Administrator. For the purposes of this title, the term maintenance guarantee is synonymous with maintenance assurance.

Water-Dependent Use.

A use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operation. (SMP) (Ord. 2486)

Water-Enjoyment Use.

A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment. (SMP) (Ord. 2486)

Water-Oriented Use.

A use that is water-dependent, water-related, or water-enjoyment or a combination of such uses. (SMP) (Ord. 2486)

Water Quality.

The physical characteristics of water within the shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. (SMP) (Ord. 2486)

Water-Related Use.

A use or portion of a use which is not intrinsically dependent on a waterfront location, but whose economic viability is dependent upon a waterfront location because:

- (1) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
- (2) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient. (SMP) (Ord. 2486)

Weed, Noxious.

A plant that is injurious to humans, animals, fish, wildlife, or other plants or property and that has been designated as such by the Administrator. The Administrator may utilize a list of noxious weeds set forth by the State Noxious Weed Control Board or the King County Noxious Weed Control Board. (SMP) (Ord. 2486)

Weekday.

Any day, Monday through Friday, which is not a legal holiday. (Ord. 2482; Ord. 2006)

Weekend.

The days of Saturday, Sunday, and any legal holiday. (Ord. 2482; Ord. 2006)

Well.

For the purposes of administering Chapter 20D.140 of the Zoning Code, Critical Areas, a bored, drilled or driven shaft, or dug hole whose depth is greater than the largest surface dimension that includes water wells, resource protection wells, instrumentation wells, dewatering wells, and geotechnical soil borings. For this purpose a well does not mean an excavation made for the purpose of obtaining or prospecting for oil or natural gas, geothermal resources, minerals, or products of mining, or quarrying, or for inserting media to repressure oil or natural gas bearing formations, or for storing petroleum, natural gas, or other products. (Ord. 2180)

Wellhead Protection Zone.

A zone designated under guidance from the Washington Department of Health Wellhead Protection Program pursuant to Chapter 246-290 WAC to protect areas with a critical recharging effect on aquifers used for potable waters. (Ord. 2180)

Wetland or Wetlands.

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands. (Ord. 2259)

Wetland Class.

A hierarchy of systems, subsystems, classes and subclasses used by the U.S. Fish and Wildlife Service wetland classification scheme to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include the following examples which may be found in Redmond: forested wetland, scrub-shrub

wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, and aquatic bed. (Ord. 1693(350))

Wetland Determination.

A report prepared by a qualified consultant that identifies, characterizes and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. (Ord. 1693(355))

Wetland Manual.

The field methodology for identifying wetlands in the field as described in the Washington Identification and Delineation Manual. (Ord. 1955; Ord. 1693(165))

Wetland Subclass.

Any of twenty-eight subclass names are used in the USFWS wetland classification scheme to distinguish between different types of wetland classes. Subclass names include but are not limited to the following: persistent, nonpersistent, broad-leaved deciduous, needle-leaved deciduous, broad-leaved evergreen, and needle-leaved evergreen. The classification system is fully described in USFWS, 1979, Classification of Wetlands and Deepwater Habitats of the United States. (Ord. 1693(360))

Wildlife Report.

A report, prepared by a qualified consultant, that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by Chapter 20D.140 RCDG. (Ord. 1693(370). Formerly 20C.40.020)

Wireless Communications.

Any personal wireless service, which includes, but is not limited to, cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), and unlicensed spectrum services utilizing devices described in Part 15 of the Federal Communications Commission rules and regulations (e.g., wireless internet services and paging).

Wireless Communication Facility Permit. (Created with Land Division, Telecommunications & Performance Assurance.

A permit required to ensure compliance with regulations in Chapter ____ for large satellite antenna(s), amateur radio towers and other wireless communication facilities.

Wireless Communication Facility (WCF).

An unstaffed facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or group of antennas, feed lines, a base station, and an antenna support structure. The following construction or development activities are included within the definition of a WCF: the development of new, consolidated, or existing public or private antenna support structures, collocation of new antennas on existing

antenna support structures, collocation of new antennas onto existing utility poles or electrical distribution towers, the attachment of new antennas or antenna arrays, the installation of base stations and feed lines, non-commercial amateur radio, amateur ham radio, and citizen's band antennas, satellite earth stations and antenna support structures, and antenna arrays for AM/FM/TV/HDTV broadcasting WCFs.

10-240 "X" Definitions.

10-250 "Y" Definitions.

10-260 "Z" Definitions.

Zero Lot Line Development.

Zero lot line development allows single-family residences, sharing a common street frontage, to shift to one side of a lot. This means that the same side of each lot may have a zero or reduced setback. (Ord. 1901)

Zero-Rise Floodway.

The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation. The zero-rise floodway will always include the FEMA floodway. (Ord. 2259)

Zoos, Botanical Gardens, Arboreta, Etc.

An establishment that preserves and exhibits live plant and animal live displays, including those in natural areas or settings (as in the case of national parks).

Exhibit 1.C: Design Standards for Public View Corridors

20D.42 Design Standards for Public View Corridors and Gateways

20D.42.10 Purpose.

20D.42.20 Scope and Authority.

20D.42.30 Administration.

20D.42.40 Gateways Design.

20D.42.50 Unidentified Public Views.

20D.42.50-010 Criteria.

20D.42.50-020 Process.

20D.42.60 Identification of Citywide Public View Corridors.

20D.42.60-010 View 1, Territorial View of the Sammamish Valley from Redmond-Woodinville Road Looking Northwest.

20D.42. 60-020 View 2, Territorial View of the Sammamish Valley Along NE 116th Road.

20D.42. 60-030 View 3, Territorial View of the Sammamish Valley Along Willows Road.

20D.42. 60-040 View 4, Puget Power Trail to Sammamish Valley.

20D.42. 60-050 View 5, Reservoir Park.

20D.42. 60-060 View 6, Downtown and Sammamish Valley from 148th Avenue NE.

20D.42. 60-070 View 7, Views Along the SR 520 Corridor.

20D.42. 60-080 View 8, Cascade Range from 3800 Block of 148th Avenue NE.

20D.42. 60-090 View 9, Cascade View Park and NE 40th Street.

20D.42. 60-100 View 10, NE 24th Street and Viewpoint Open Space Park.

20D.42. 60-110 View 11, Lake Sammamish Along Idylwood Park.

20D.42. 60-120 View 12, Bear/Evans Creek Valley/Cascade Range from NE 80th Street and 172nd Avenue NE.

20D.42. 60-130 View 13, Bear/Evans Creek Valley.

20D.42. 60-140 View 14, Cascade Range from 172nd Avenue NE Trail.

20D.42.10 Purpose.

The purpose of this chapter is to:

- (1) Identify gateways to the City and establish design standards for them.
- (2) Establish design standards to protect view corridors identified in this chapter. These are views from public spaces, such as parks, trails, or streets that have particular significance in preserving the unique character of the City of Redmond.

20D.42.20 Scope and Implementation.

- (1) Scope. There are two sets of standards: Citywide public view corridor design standards and Shoreline Master Program view design standards. Citywide standards shall apply to all projects located in the City within any of the view corridors identified in this chapter. Additional standards shall apply within shoreline jurisdictions identified under the Shoreline Master Program 20D.150.190-010.

(2) Implementation of Citywide Public View Corridor Design Standards.

- (a) Implementation of measures to protect the public view corridor shall take into consideration any undue economic hardship to both the public and private property owner.
- (b) When appropriate, factors such as the following should be considered:
 - (i) The number of persons impacted, both by the view and by the measure to protect the view.
 - (ii) The need for safety devices such as guardrails and whether these safety devices can be designed to maintain views through the device.
 - (iii) The need for noise prevention measures such as sound walls which may obstruct such view corridors and whether alternate technologies such as sound deadening pavement are feasible.
- (c) Removal of existing view-obstructing barriers on public property, both built or caused by nonnative vegetation, by the City or the County shall be encouraged. When projects such as trail projects are reviewed, the Administrator shall have the ability to require removal of barriers located on the public property in direct relationship to the scope of the project.
- (d) Nothing in this chapter shall be construed to require the removal of existing trees to maintain an identified view.
- (e) When conflicts with site requirements arise, RCDG 20D.40.10-020(2)(e) and (f) shall apply. However, RCDG 20D.40.10-020(2)(g), Administrative Design Flexibility, shall apply if it can be shown that minor variations in site requirements would allow the intent of the view corridor regulations to be more fully achieved.
- (f) Views shall be determined at a point 4 feet above grade to ensure that the subject view corridor is preserved for the passerby.

20D.42.30 Administration.

Review of development on properties affected by these standards shall be:

- (1) By the Design Review Board for all applications that require review under Chapter 20D.40 RCDG, Design Standards.
- (2) Administrative if exempt from Chapter 20D.40 RCDG, Design Standards; however, the application may be forwarded to the Design Review Board for consultation.

20D.42.40 Gateways Design.

Gateways serve the function of identifying entrances to the City, including street and trail entrances. Future design shall take into consideration the wayfinding function of gateway designs. As opportunities arise, reduce the appearances of strip development at major City entrances and add landscaping and street trees to provide for a tree-lined or boulevard appearance where consistent with the vision for the zoning district set forth in the Comprehensive Plan and this Zoning Code.

20D.42.50 Unidentified Public Views.

20D.42.50-010 Criteria.

Should additional views be identified through situations, such as annexation, creation of a view due to development/redevelopment, or during a public planning process, the following criteria will be used to adopt a public view corridor that would warrant protection:

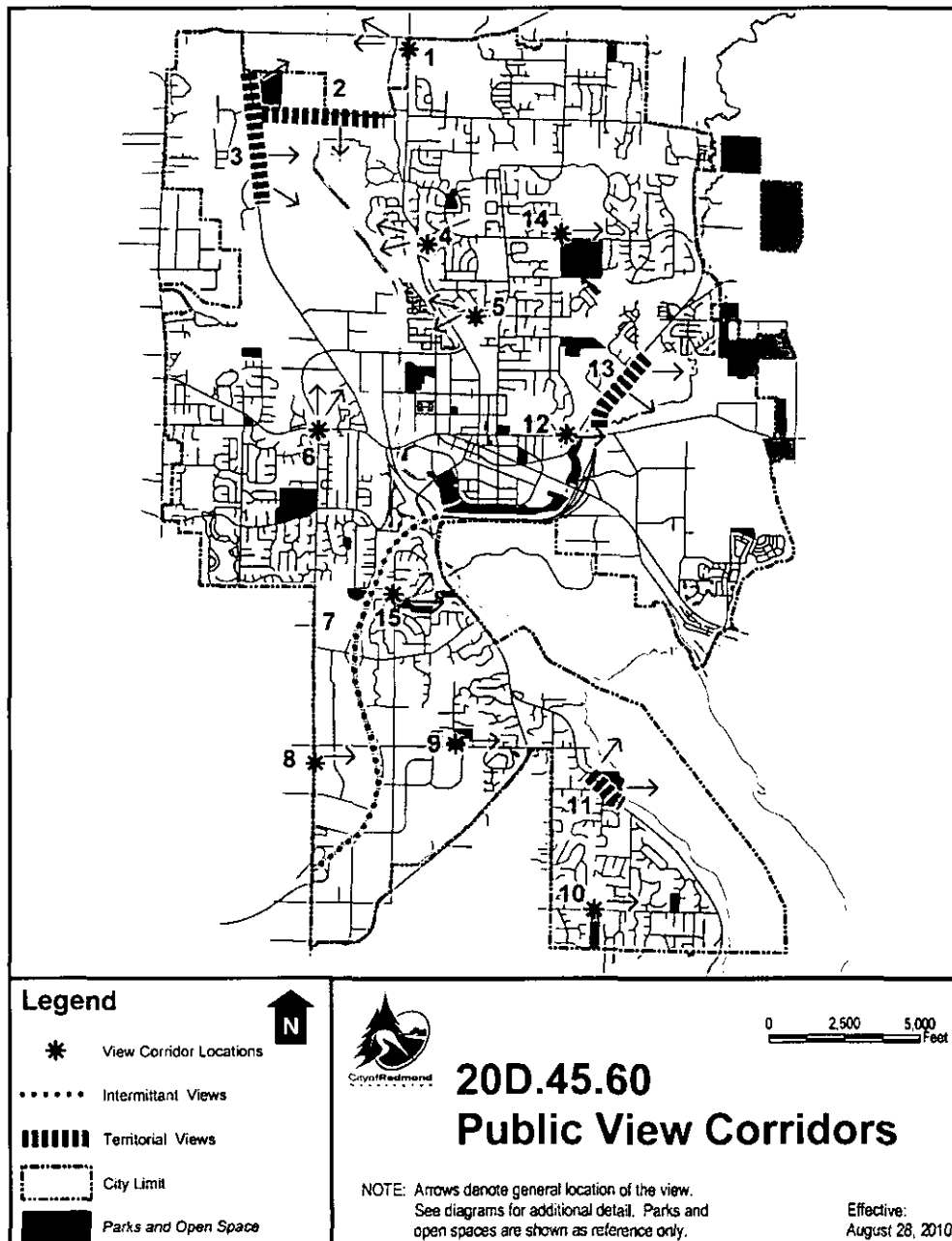
- (1) The feature being viewed is strongly associated with the identity of the City of Redmond. An example is the Sammamish River.
- (2) The view is from a public space that is readily accessible to most of the public, such as from a public park.
- (3) The view will remain for an extended period and existing landscaping, pruned properly, or native vegetation will not obscure it in the future.
- (4) There is a reasonable means of protecting such a view.
- (5) The feature being viewed, or a significant portion of it in the case of lakes, rivers or mountain ranges, is able to be seen clearly. (Ord. 2340)

20D.42.50-020 Process.

The addition of a new view corridor shall require a Zoning Code amendment. (Ord. 2340)

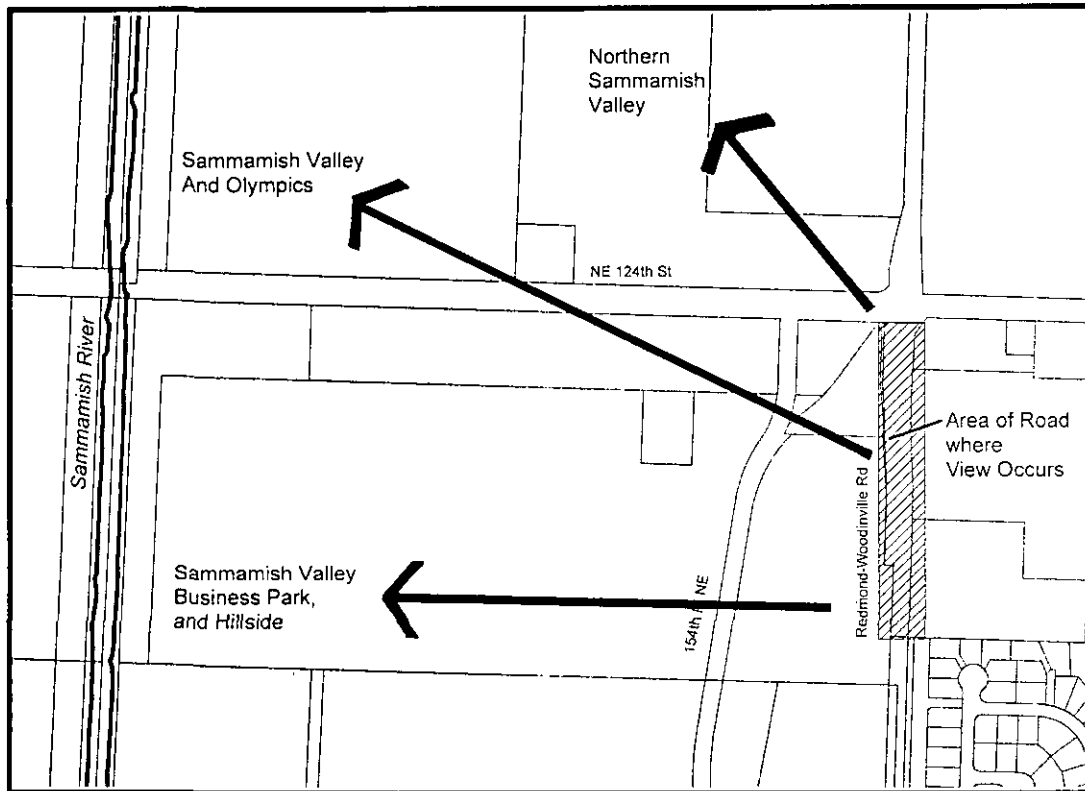
20D.42.60 Identification of Citywide Public View Corridors.

Map 20D.42.60 identifies areas from which there are significant views from public spaces. Each area identified corresponds to a more detailed map/diagram and a narrative description that may be supplemented with photos/diagrams of the views to be preserved together with design guidelines to be used to protect that particular view.



20D.42.60-010 View 1, Territorial View of the Sammamish Valley from Redmond-Woodinville Road Looking Northwest.

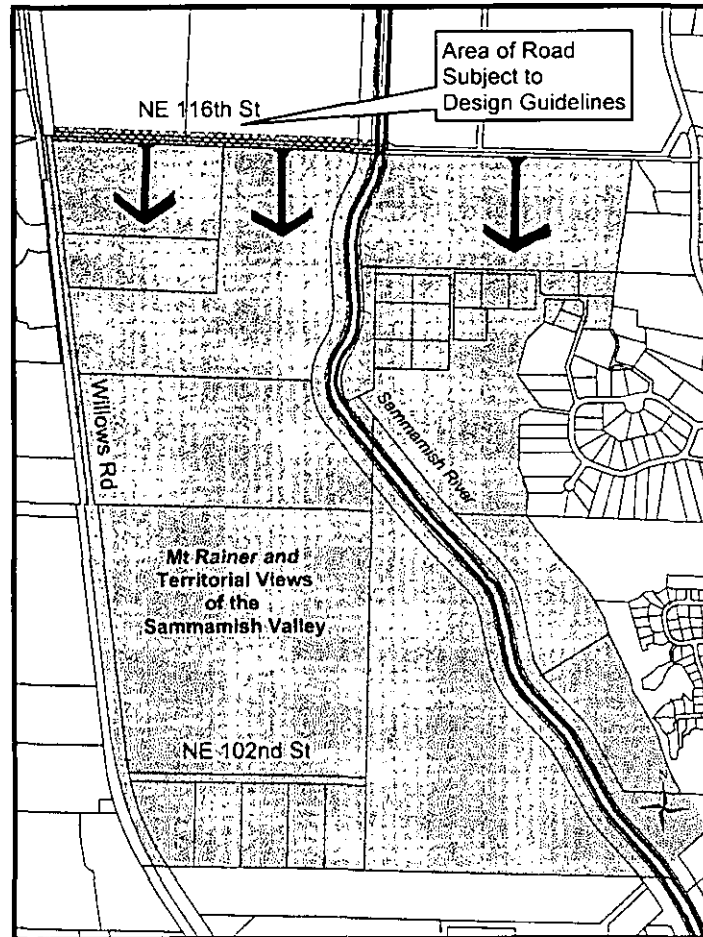
- (1) Description of View to Be Protected. Territorial view of the open farmlands of the Sammamish Valley, including several parcels permanently protected as farmlands. Distant ridgelines enclose this view.
- (2) Improvements to portions of Redmond-Woodinville Road, within the approximately 1,100 feet area south of NE 124th Avenue as shown below, shall avoid the use of sight-obstructing guardrails or barriers along the western side of Redmond-Woodinville Road. Landscape materials shall not consist of hedges or street trees that would obscure entire lengths of the public view corridor. Low-lying plant materials are encouraged. If taller plant materials are used, they shall be clustered and clusters widely spaced to provide for continuous views to the Sammamish Valley.



View 1. Area of Road Subject to Design Guidelines

20D.42. 60-020 View 2, Territorial View of the Sammamish Valley Along NE 116th Road.

- (1) Description of View to Be Protected. A territorial view of the Sammamish Valley and Mt. Rainier that can be seen along NE 116th Street from Willows Road to the York Bridge.
- (2) Solid fencing, solid hedges or rows of trees are prohibited south of NE 116th Street in the Urban Recreation zone if the fencing or the height of the landscaping at mature growth would block views of the Sammamish Valley or of Mt. Rainier. The use of street trees or median dividers with hedges for roadway improvements is prohibited.



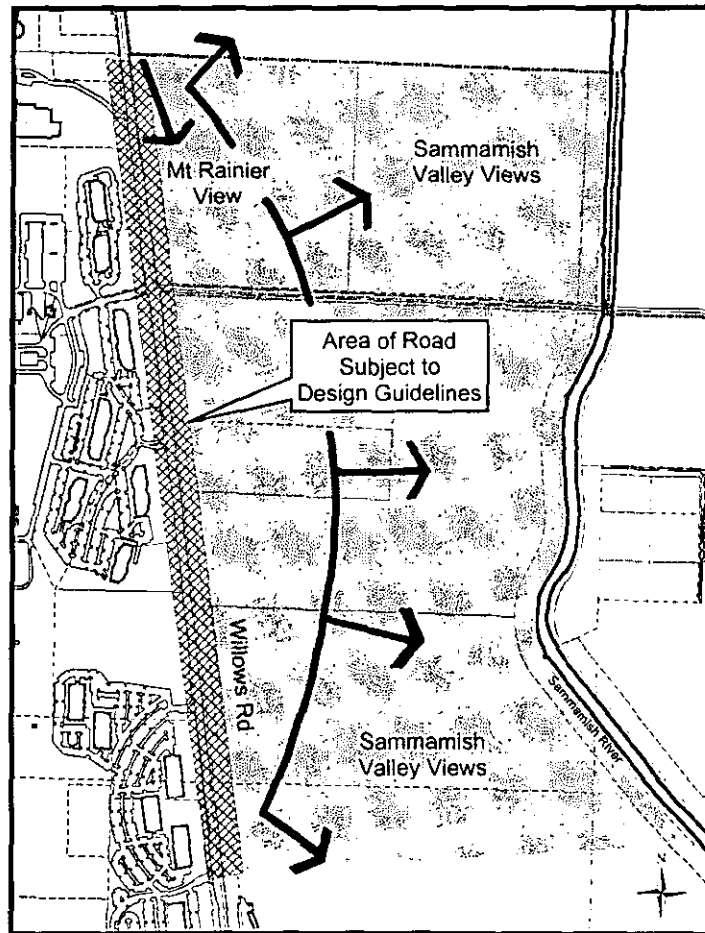
View 2. Shading Illustrates Area Subject to Design Guidelines

20D.42. 60-030 View 3, Territorial View of the Sammamish Valley Along Willows Road.

- (1) Description of View to Be Protected. A territorial view of the Sammamish Valley with distant ridgelines of Education Hill in the background, and a view of Mt. Rainier that can

be seen along Willows Road from just north of the Willows Run Golf Course complex to the City limit.

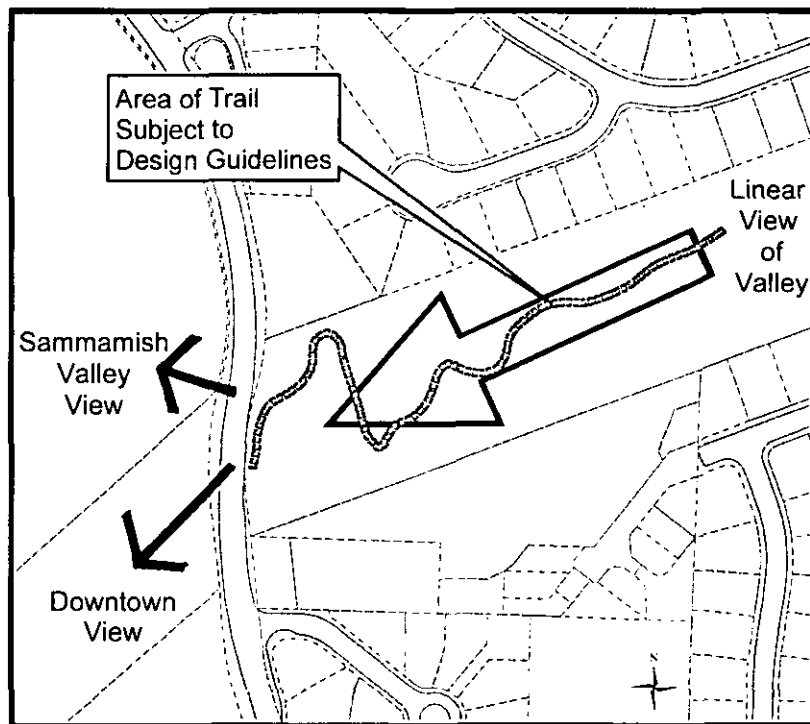
- (2) Solid fencing, solid hedges or rows of trees are prohibited along the east edge of Willows Road or along property lines between the road and the Sammamish River. The use of street trees on the eastern edge or median dividers with hedges for roadway improvements is prohibited



View 3. Shading Illustrates Area Subject to Design Guidelines

20D.42. 60-040 View 4, Puget Power Trail to Sammamish Valley.

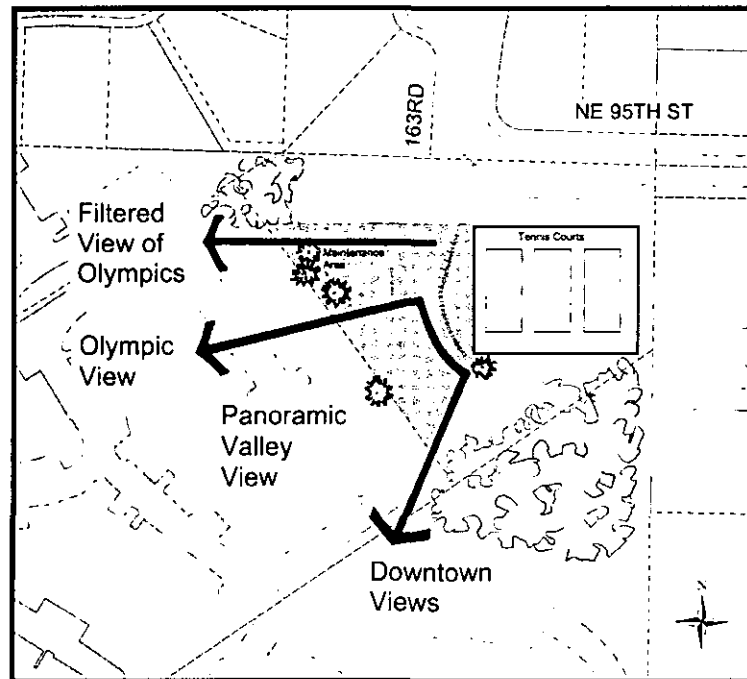
- (1) Description of View to Be Protected. Views are of the Sammamish Valley and the west ridgeline above the Sammamish Valley, beginning as one descends the trail on the Puget Power right-of-way almost to Redmond-Woodinville Road.
- (2) Trail fencing in this public view corridor should be kept to a minimum, be built low when feasible, use natural or natural-looking materials and colors, and use fence types such as post and rail or split rail.



View 4. Puget Power Trail Section

20D.42. 60-050 View 5, Reservoir Park.

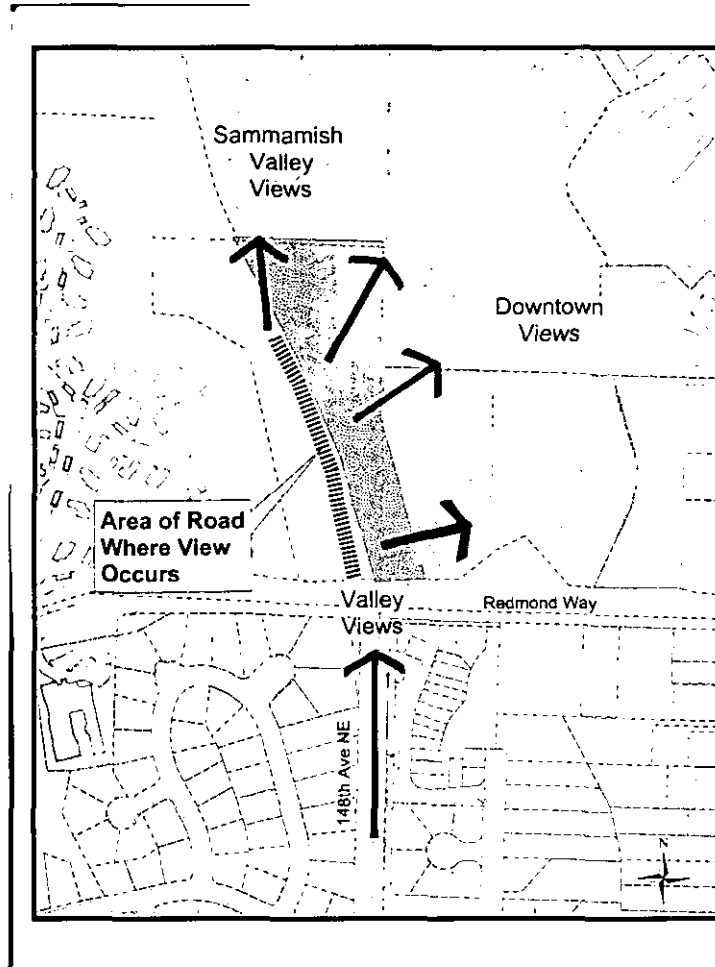
- (1) Description of View to Be Protected. This view is a territorial view of the Sammamish Valley and distant ridgelines of Northeast Rose Hill from the Downtown to the northern border of the city from Reservoir Park. There are some interspersed trees, both conifer and deciduous, that break the ridgelines but do not obstruct the primary view.
- (2) Solid fencing, solid hedges or rows of trees are prohibited where they would obstruct views of the Sammamish Valley. Avoid planting evergreen trees or trees with broad canopies in areas of the park where they would occlude major portions of the view.



View 5. Shading Illustrates Area Subject to Design Guidelines

20D.42. 60-060 View 6, Downtown and Sammamish Valley from 148th Avenue NE.

- (1) Description of View to Be Protected. Beginning approximately 500 feet south of the Redmond Way intersection, views of the Sammamish Valley and distant mountains are evident. Near the intersection, the details of Downtown development patterns become apparent. From the point north of Redmond Way, views are to the north and northeast to about halfway to the bottom of the hill.
- (2) Solid fencing, solid hedges or rows of trees are prohibited where they would obstruct views of the Sammamish Valley or Downtown. Signage located in this public view corridor shall be designed to minimize view obstruction.



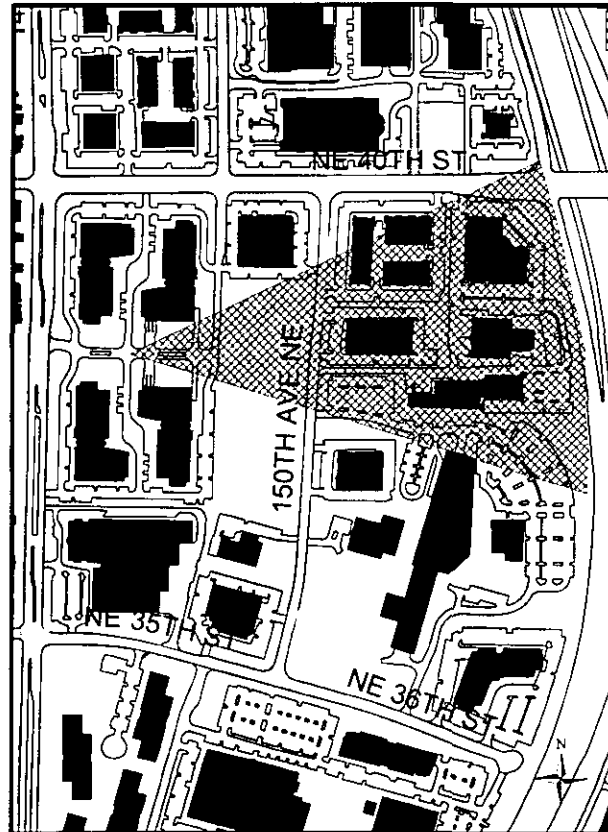
View 6. Shading Illustrates Area Subject to Design Guidelines

20D.42. 60-070 View 7, Views Along the SR 520 Corridor.

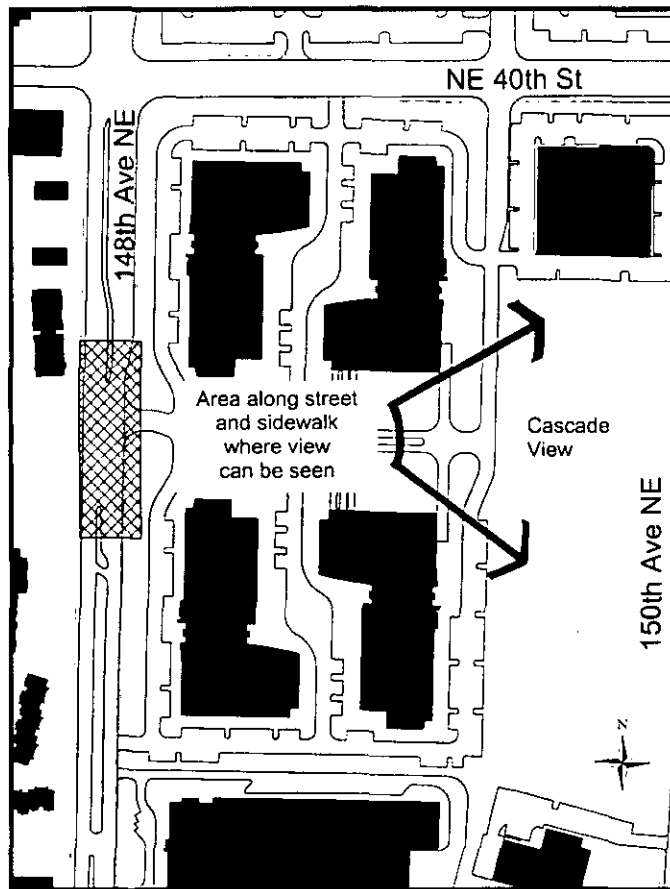
- (1) Description of View to Be Protected. Southbound, the SR 520 corridor has framed views of Mt. Rainier and northbound presents territorial views of Downtown Redmond, Marymoor Park, and the Cascade Mountain Range.
- (2) Transportation projects that involve structures, such as sound walls, bridges, or the addition of high-capacity transit, shall submit an analysis for plan review of potential view obstruction and the possible means to mitigate this obstruction. Design proposals shall not call for complete obstruction of identified views unless it can be demonstrated that there is no reasonable alternative.

20D.42. 60-080 View 8, Cascade Range from 3800 block of 148th Avenue NE

- (1) Description of View to Be Protected. Views of the Cascade Range can be seen from 148th Avenue NE, looking east between the buildings of the 3800 block.
- (2) New development shall maintain no less than 30 percent of the existing view corridor. It is preferable if an open space corridor is maintained although modulation of building heights may be used such that the mountains can be seen over lower sections of structures. Solid fencing or solid landscaping that will immediately or upon reaching maturity obscure views of the Cascade Range are prohibited in this view corridor. Type III landscaping (low shrubs and groundcover) is the preferred landscaping in the view corridor.



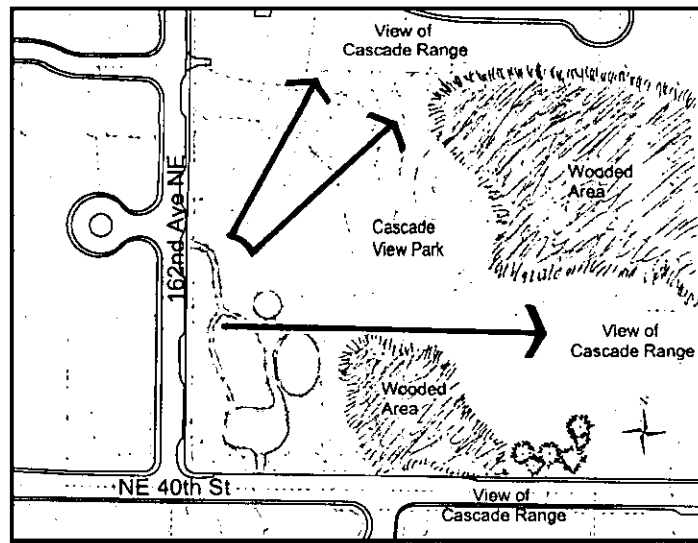
View 8 – Figure 1. View of Cascade Range from 148th Avenue NE



View 8 – Figure 2. Shading Illustrates Area Subject to Design Guidelines

20D.42. 60-090 View 9, Cascade View Park and NE 40th Street.

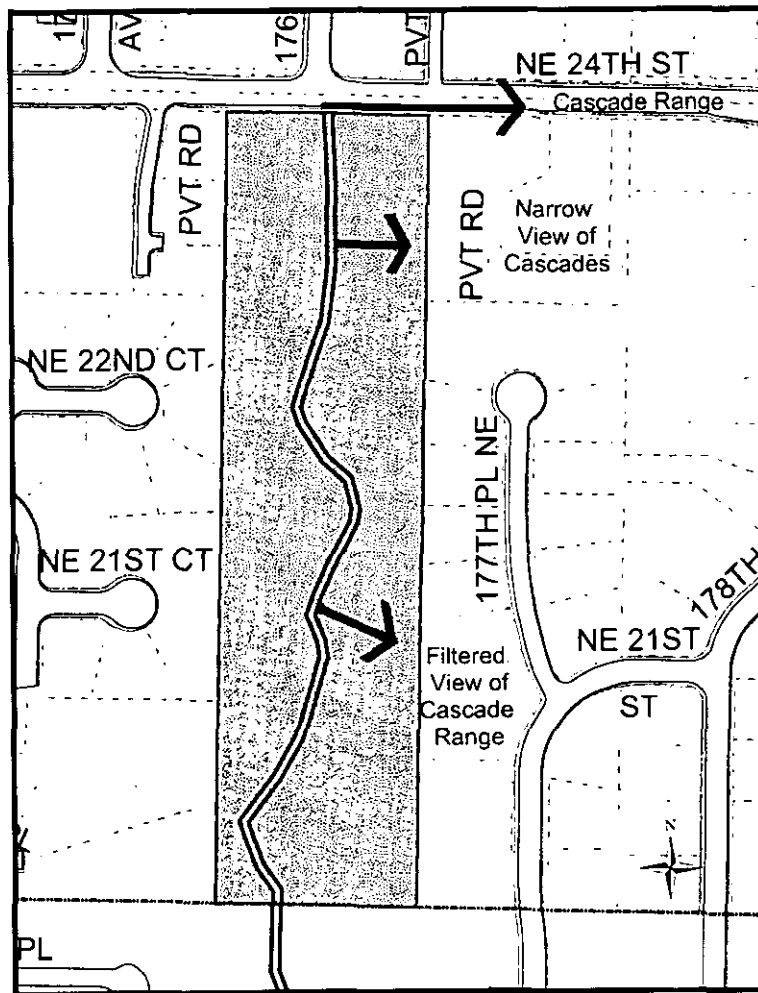
- (1) Description of View to Be Protected. There are Cascade views from the north side of NE 40th Street and from locations within the Cascade View Park directly east from some vantages and to the northeast from others.
- (2) Solid fencing, solid hedges or rows of trees are prohibited where they would obstruct views across those portions of the park where the Cascade Range can be seen. Any additional structures, signs, or landscaping in the park should be designed to protect these views



View 9. Cascade Park View Corridor Locations

20D.42. 60-100 View 10, NE 24th Street and Viewpoint Open Space Park.

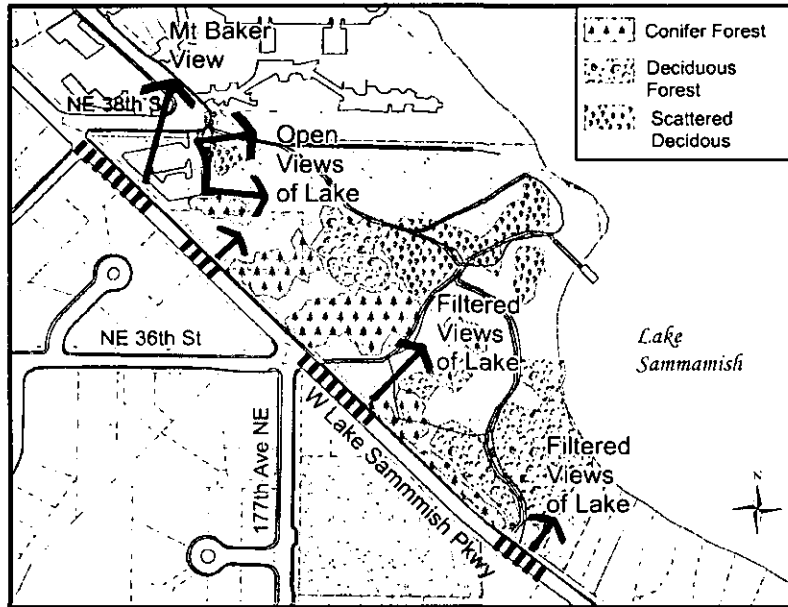
- (1) Description of View to Be Protected. From the top of the hill and from points entering the trail in the Viewpoint Open Space Park, views of the Sammamish Plateau and a very distant view of the Cascades are visible. From the trail the views are filtered but not completely obstructed by trees and vegetation.
- (2) The addition of signage along NE 24th Street that would obstruct views should be avoided. To enhance views from the Viewpoint Open Space Park, blackberry and nonnative vegetation removal is encouraged, and replacement shall be with native species that would maintain existing framed or filtered views from the park.



View 10. Viewpoint Open Space Primary View Locations

20D.42. 60-110 View 11, Lake Sammamish Along Idylwood Park.

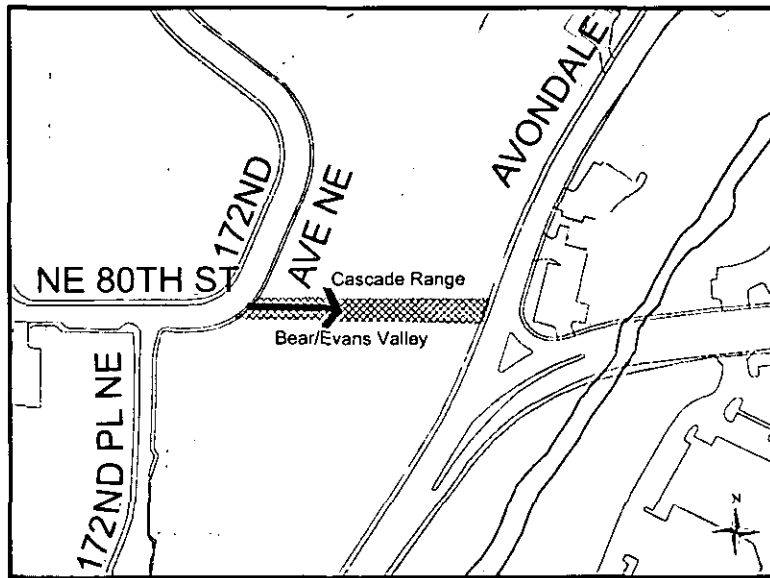
- (1) Description of View to Be Protected. Views are of Lake Sammamish from West Lake Sammamish Parkway alongside Idylwood Park. Views are from the sidewalk, bike lanes, and the roadway. Views are through existing vegetation and are more open on the northern half of the park.
- (2) Sight-obscuring objects such as fencing or hedges are prohibited with road projects along the eastern edge of West Lake Sammamish Parkway. Sight-obscuring objects such as fencing or hedges are prohibited within the park as well, and any additional structures, signs, or landscaping within the park shall be designed to protect views to the lake. Development along this stretch of the corridor shall also follow the shoreline view regulations.



View 11. Idylwood Park View Corridor Locations

20D.42. 60-120 View 12, Bear/Evans Creek Valley/Cascade Range from NE 80th Street and 172nd Avenue NE.

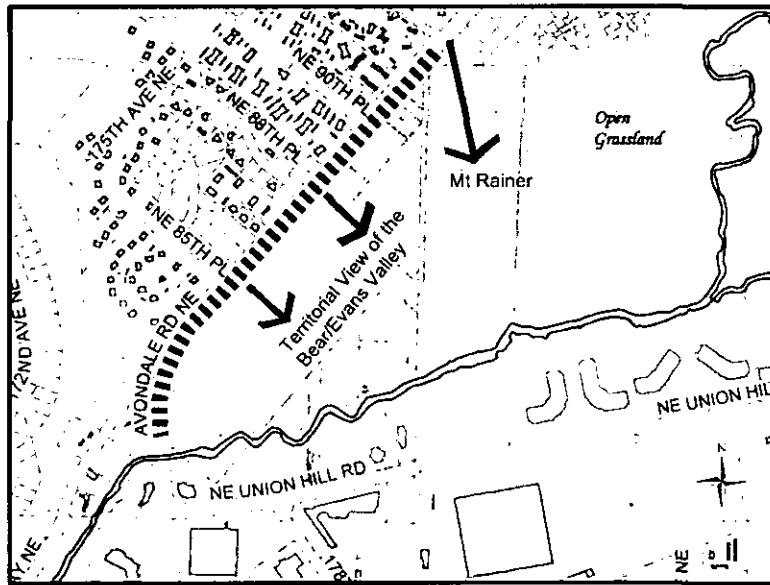
- (1) Description of View to Be Protected. Where NE 80th Street curves north to turn into 172nd Avenue NE, a narrow public view corridor exists, following the existing electric lines, that overlooks the business park area; however, the primary view is of the Bear/Evans Creek Valley and to distant mountain peaks. The corridor extends nearly to Avondale Way.
- (2) Maintain the right-of-way/utility corridor for potential pedestrian use. Trail enhancements could create additional accessibility for the public to this view corridor. Undergrounding of utility lines would also enhance this view.



View 12. Shading Illustrates Area Subject to Design Guidelines

20D.42. 60-130 View 13, Bear/Evans Creek Valley.

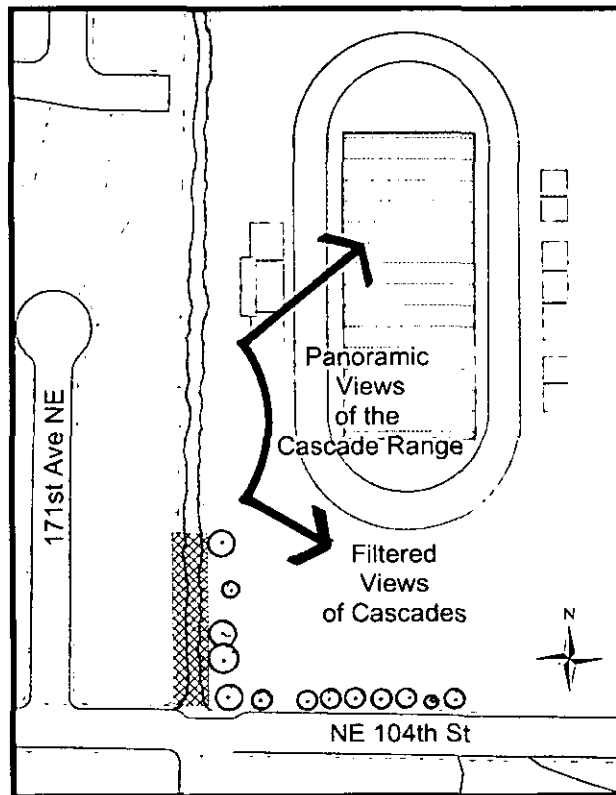
- (1) Description of View to Be Protected. Pastoral views of the Bear/Evans Creek Valley towards the east of the Bear/Evans Creek Valley extend nearly a half-mile along a stretch of Avondale Road just below the entrance to the Ashford Park Condominiums to just short of the Bear Creek crossing. The view is currently almost unobstructed with only a handful of single-family structures in the northern stretch.
- (2) Sight-obscuring fencing is prohibited along Avondale Road anywhere between the road and Bear/Evans Creek. Fences such as split rail would be allowed. Sight-obscuring fencing and tall hedge-like landscaping is prohibited in new development. Development along this stretch of the corridor shall also follow the shoreline view regulations.



View 13. Shading Illustrates Area Subject to Design Guidelines

20D.42. 60-140 View 14, Cascade Range from 172nd Avenue NE Trail.

- (1) Description of View to Be Protected. A panoramic view of the Cascade Range can be seen perpendicular to the trail corridor along the southern portion of the Redmond High School athletic field. The winter view is more open because the foliage is deciduous; however, the trees are spaced to provide views between them. There is a section of the trail between the end of the track to the bleachers (approximately 150 feet of trail frontage from NE 104th Street to the north) where the view is unimpaired by either landscaping or structures.
- (2) Ensure that any structures such as additional seating built in this public view corridor would allow views out over or through them. Solid fences high enough to be in the line of sight are prohibited. Fences, if constructed, shall be constructed of materials that allow views through them. Any additional landscaping placed within 25 feet of the east portion of the trail along this section shall be Type III or IV (low shrubs and ground cover) plant materials except that additional trees shall be prohibited. Blackberry removal along the existing fence is encouraged to prevent encroachment into the view.



View 14. 172nd Trail View Corridor Locations

20D.42. 60-150 View 15, Cascade Range from Westside Neighborhood Park and from NE 57th Street.

- (1) Description of View to Be Protected. A panoramic view of the Cascade Range can be seen from several locations within Westside Neighborhood Park as well as from NE 57th Street, east of 156th Avenue NE. The winter view is more open because the foliage is deciduous. However, existing tree locations and the easterly, downward slope of the park support mountain views. In particular, the most western portion of the park provides the most viewing opportunities.
- (2) Ensure that any structures built in this public view corridor allow views out over or through them. Sight-obscuring fencing is prohibited. Fences, if constructed, shall be sighted to minimize view obstruction and shall be designed and constructed of non-sight-obstructing materials that allow views through them. As needed or required, replacement of existing vegetation should occur using similar or site appropriate species located in similar manner to maintain staggered viewing opportunities. Any additional landscaping shall be Type III or IV (low shrubs and ground cover) plant materials.



View 15: Views of Cascade Range from Westside Neighborhood Park and NE 57th Street

DREDGING STANDARDS

Dredging Standards have been adopted as part of the Shoreline Master Program, which requires an adoption process by the State Department of Ecology. The City has just recently completed this process; therefore, staff is not proposing any changes to this section of code.

**20D.45
Dredging Standards**

20D.45.10 Purpose.

20D.45.20 General Provisions.

- 20D.45.20-010 Permitted Dredging.
- 20D.45.20-020 Prohibited Dredging.
- 20D.45.20-030 Identification and Analysis of Dredging Impacts.
- 20D.45.20-040 Minimum Design and Construction Standards.
- 20D.45.20-050 Dredge Spoil Disposal.
- 20D.45.20-060 Dredging Permits.

20D.45.10 Purpose.

The purpose of this chapter is for the protection of the natural and aquatic environments of shorelines, wetlands, and streams. (Ord. 2486)

20D.45.20 General Provisions.

20D.45.20-010 Permitted Dredging.

Dredging may be permitted for the following purposes only:

- (1) To maintain marinas, public boat launches, or public swimming areas, where such uses are allowed; or
- (2) To maintain the navigability of Lake Sammamish or the Sammamish River; or
- (3) To maintain the flood conveyance capacity of a waterbody, where authorized under an approved flood hazard reduction plan or watershed plan; or
- (4) To mitigate conditions which could endanger public health or safety; or
- (5) To improve water quality or restore fish or wildlife habitat as part of an approved habitat restoration or watershed plan;
- (6) New development shall be sited and designed to avoid, or if unfeasible, to minimize the need for new dredging. (Ord. 2486)

20D.45.20-020 Prohibited Dredging.

The following dredging activities are prohibited:

- (1) Dredging that would cause the spread of milfoil, have long-term adverse impacts on shoreline vegetation, fish or wildlife, or create new channels; (Formerly 20D.150.20.080)
- (2) Dredging in shallow water habitat used by salmon and steelhead for migration corridors, rearing, feeding and refuge, or in freshwater shellfish beds, unless no feasible alternative exists;
- (3) Dredging for the purpose of obtaining fill or construction materials;
- (4) Dredging in identified or potential archaeological sites, except where allowed under a City or State Archaeologist approved cultural resource protection and monitoring plan;
- (5) Dredging for uses prohibited under RCDG 20D.140.10-070, Alteration or Development of Critical Areas – Standards and Criteria; and
- (6) Dredging for purposes other than those specified in RCDG 20D.45.20-010. (Ord. 2486)

20D.45.20-030 Identification and Analysis of Dredging Impacts.

Applications for dredging and dredge material disposal shall provide the following types of information:

- (1) Physical, chemical and biological assessment of the proposed dredged material applicable to the particular dredging site, including:
 - (a) Summary of the existing biological communities and resources within and adjacent to the dredge site;
 - (b) Assessment of the possibility of significant sediment contamination;
 - (c) Description and evaluation of the proposed dredge spoil disposal site;

- (d) Specific data on the physical and chemical composition and structure of the dredge material, including:
 - (i) Grain size, clay, silt, sand or gravel content, as determined by sieve analysis;
 - (ii) Chemical analysis, including metals and organics; and
 - (e) Bioassays useful in determining the suitability of dredged material for a selected disposal option.
- (2) Dredging volumes, methods, schedule, frequency, hours of operation and procedures, and dewatering process, including adjacent dewatering and handling procedures.
- (3) Method of disposal, including the location, size, capacity and physical characteristics of the disposal site, transportation method and routes, hours of operation and schedule.
- (4) Stability of bedlands adjacent to the proposed dredging area.
- (5) Hydraulic analyses, including current flows, direction and projected impacts. Hydraulic modeling studies that identify existing geohydraulic-hydraulic patterns and probable effects of dredging shall be submitted for large scale, extensive dredging projects, and for projects located within salmon and steelhead spawning, feeding, breeding or rearing habitats.
- (6) Assessment of water quality impacts.
- (7) A biological assessment of fish and aquatic habitat impacts, including migratory, seasonal and spawning use areas.
- (8) A recommendation for any long-term monitoring needs and, if appropriate, a monitoring plan, to ensure compliance with permit conditions, and the long-term protection of water quality and aquatic habitat. (Ord. 2486)

20D.45.20-040 Minimum Design and Construction Standards.

- (1) Protection of Habitat and Water Quality Required. Proposals for dredging activities shall include all feasible measures to protect fish, aquatic and critical wildlife habitat, and to minimize adverse impacts such as turbidity, release of nutrients, heavy metals, sulfides, organic material or toxic substances, dissolved oxygen depletion, disruption of food chains, loss of benthic productivity and disturbance of fish runs, freshwater shellfish beds, or the biological productivity of other aquatic plant and animal communities. Dredging activities, including initial dredging, subsequent maintenance dredging, and dredge spoil disposal shall be permitted only where it is demonstrated that the activity will not:
- (a) Result in significant and/or ongoing damage to water quality, fish, shellfish and other aquatic organisms essential to the biological functions of the waterbody; or
 - (b) Adversely alter natural drainage and circulation patterns, water currents or flows, shoreline wave action or currents, or significantly reduce flood water capacities.
- (2) Proposals for dredging activities shall include all feasible measures to mitigate significant impacts to fish, aquatic and critical wildlife habitat. Mitigation measures shall include, at a minimum, those measures contained in Chapter 20D.140 RCDG, Critical Areas, including, but not limited to, the replacement of shallow-water habitat, revegetation of disturbed uplands, and the introduction of in-water habitat features.
- (3) Proposed dredging shall be the minimum necessary to accomplish the proposed use.
- (4) Dredging activities shall be timed to minimize interference with and impacts to fish runs, critical wildlife breeding or nesting seasons, and other critical life stages for fish, aquatic organisms or critical wildlife.
- (5) Dredging activities shall utilize techniques that cause minimum dispersal and broadcast of bottom material. Dredging shall not result in significant erosion above or below the ordinary high water mark.

(6) Impacts to Shoreline Uses. Dredging activities shall be planned and conducted to minimize interference with navigation, and to minimize adverse impacts to other shoreline uses, public access, shoreline views, and shoreline properties and values.

(7) Vegetation Restoration. Vegetation disturbed by dredging activities shall be restored to its original condition, equal alternative or an improved condition. All replacement vegetation used shall be indigenous plants. (Ord. 2486)

20D.45.20-050 Dredge Spoil Disposal.

In addition to complying with the minimum design standards in RCDG 20D.45.20-040, all dredge spoil disposal shall meet the following requirements:

(1) Dredge spoils shall be disposed of on land but not within the floodplain, except that:

(a) Dredge spoil disposal may be allowed in open water or the floodplain for the purposes of fish and wildlife habitat enhancement where such enhancement is authorized under an approved habitat enhancement or watershed plan.

(b) Clean, uncontaminated dredge spoils may be recycled at the dredge site for a purpose specified in RCDG 20D.45.20-010.

(2) In-Water Disposal. In-water disposal shall be prohibited unless identified as part of an approved mitigation plan.

(3) On-Land Processing and Disposal. Disposal of dredge material on land shall meet the following requirements:

(a) Dredge spoil interim processing (during construction) disposal sites shall be enclosed by a system of dikes, settling basins and biofiltration swales and other facilities (temporary and/or permanent) of sufficient capacity to provide adequate water quality of entrapped water before it leaves the diked area or enters adjacent waters. Permanent landscaping with trees, shrubs and groundcover shall be required and, where disposal sites are visible from public ways, landscape buffers may be required. Disposal or interim processing sites which have been completely filled shall be drained, graded to a maximum slope of 3:1 and visually incorporated into an approved landscape plan. (Formerly 20D.150.20.030).

(b) The proper management (routing, detention if warranted, and water quality facilities) of surface discharge and runoff shall be provided to maintain the integrity of existing streams, wetlands, natural drainages, underground springs and aquifers in accordance with an approved stormwater management plan.

(c) Critical wildlife habitat, significant trees and riparian vegetation shall not be significantly adversely affected.

(d) Disposal shall occur on the smallest possible land area necessary to accommodate the proposed volume of material and meet the above standards, unless dispersed disposal is specifically designed and approved.

(e) The selection of disposal sites shall meet all requirements and criteria of applicable regulatory agencies.

(f) Dredged material disposal on land is also subject to the landfill regulations in Chapter 20D.70 RCDG and critical areas regulations in Chapter 20D.140 RCDG.

(4) Dredge disposal operations shall comply with the permit requirements and standards of all applicable regulatory agencies.

(5) Yearly status reports may be required to be submitted to the City by the dredge disposal permittee. Where required, status reports shall state the quantity of disposed material, characterize the quality of the material, and review any factors necessary to verify continued compliance with the Shoreline Permit, including continued compliance with water quality and habitat protection measure or conditions. (Ord. 2486)

20D.45.20-060 Dredging Permits.

- (1) All dredging requires a Clearing, Grading and Stormwater Permit pursuant to Chapter 15.24 RMC, Clearing, Grading and Stormwater. (Formerly 20D.150.20-090)
- (2) Dredging within Bear Creek, Evans Creek, Sammamish River, or Lake Sammamish may require a Shoreline Substantial Development Permit pursuant to Chapter 20F.30 RCDG. (Ord. 2486)

Exhibit 1.E: Electric Vehicle Infrastructure

Proposal: amend zone chapters as shown below to allow electric vehicle infrastructure.

Neighborhood Commercial

| Transportation, Communication, Information, and Utilities | | | | | |
|---|--------------------------|---|------------------|---------|---|
| Section | Use | Parking ratio: unit of measure (required, allowed) | Landscaping type | Process | Special Regulations |
| | Rapid charging station | Adequate to accommodate peak use | X* | II | 1. Permitted only when three sides of site abut nonresidential zone 2. Hours of operation may be limited if residential uses located in upper stories of same building 3. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building |
| | Battery exchange station | | | | |

General Commercial

| Section | Use | Maximums | | | | Landscaping Type | Parking ratio: unit of measure (min. required, max. allowed) | Process | Special Regulations |
|---|--------------------------|---------------------|------------|-------------|------------|---------------------|---|---------|--|
| | | Height (stories) | | FAR | | | | | |
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | | | |
| Transportation, Communication, Information, and Utilities | | | | | | | | | |
| | Rapid charging station | 2 | 3 | 0.35 | 0.70 | X* | Adequate to accommodate peak use | II | 1. Shall not be located on a parcels that abuts a residential zone |
| | Battery exchange station | | | | | | | | |

Business Park

| Section | Use | Maximums | | | | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations |
|---|-----------------------------|---------------------|---------|----------|---------|---|------------------|---------|---|
| | | Height (stories) | | FAR | | | | | |
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | | | |
| Transportation, Communication, Information, and Utilities | | | | | | | | | |
| | Rapid charging station | 4 | 5 | 0.45 | 1.0 | Adequate to accommodate peak use | X* | II | 1. Shall not be located on a parcel that abuts a residential zone 2. Not permitted in BP zones in Sammamish Valley or Willows/Rose Hill neighborhoods. |
| | Battery exchange station | | | | | | | | |

Manufacturing Park

| Section | Use | Maximums | | | | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations |
|---|-----------------------------|---------------------|---------|----------|---------|--|------------------|---------|--|
| | | Height (stories) | | FAR | | | | | |
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | | | |
| Transportation, Communication, Information, and Utilities | | | | | | | | | |
| | Rapid charging station | 4 | 5 | 0.5 | 1.0 | Adequate to accommodate peak use | X* | IV | 1. Shall not be located on a parcel that abuts a residential zone |
| | Battery exchange station | | | | | | | | |

Industry

| Section | Use | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations |
|--|--------------------------|--|------------------|---------|---|
| Transportation, Communication, Information, and Utilities | | | | | |
| | Rapid charging station | Adequate to accommodate peak use | X* | II | 1. Shall not be located on a parcel that abuts a residential zone |
| | Battery exchange station | | | | |

Gateway Design District

| Section | Use | Maximums | | Landscaping Type | Parking ratio: unit of measure (min. required, max. allowed) | Process | Special Regulations |
|--|--------------------------|----------|---------|------------------|--|---------|---|
| | | FAR | | | | | |
| | | w/o TDRs | w/ TDRs | | | | |
| Transportation, Communication, Information and Utilities | | | | | | | |
| | Rapid charging station | 0.50 | 0.60 | X* | Adequate to accommodate peak use | II | 1. Shall not be located on a parcel that abuts a residential zone |
| | Battery exchange station | | | | | | |

All Downtown zones except River Trail, Carter, and East Hill

| Section | Use | Process | Parking ratio: unit of measure (min. required, max. allowed) | Special Regulations |
|--|--------------------------|---------|--|---|
| Transportation, Communication, Information, and Utilities | | | | |
| | Rapid charging station | II | Adequate to accommodate peak use | 1. Shall not be located on a parcel that abuts a residential zone |
| | Battery exchange station | | | |

Overlake Business and Advanced Technology

| Section | Use | Maximum FAR | | Maximum Height | | Parking ratio: unit of measure (min. required, max. allowed) | Special Regulations |
|---|--------------------------|-------------|---------|----------------|---------|--|---|
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | |
| Transportation, Communication, Information, and Utilities | | | | | | | |
| | Rapid charging station | .40 | .47 | 4 | 5 | Adequate to accommodate peak use | 1. Shall not be located on a parcel that abuts a residential zone |
| | Battery exchange station | | | | | | |

Overlake Village Zones 1, 2, 3 and 5

| Section | Use | Maximum FAR | | | | Min Residential Floor Area | Maximum Height | | | Max. Impervious Surface | Min. Landscaped Area | Parking ratio: unit of measure (min. required, max. allowed) | Special Regulations |
|---|--------------------------|-------------|--------|--|--|----------------------------|----------------|--------|------|-------------------------|----------------------|--|--|
| | | Base | w/TDRs | w/50% residential | w/incentive Program (IP) | | Base | w/TDRs | w/IP | | | | |
| Transportation, Communication, Information, and Utilities | | | | | | | | | | | | | |
| | Rapid charging station | | | | .55 or | | | | | | | | |
| | Battery exchange station | .36 | .41 | .41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater | for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date | 50% | 4 | 5 | 8 | 85% | 15% | Adequate to accommodate peak use | 1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. |

Overlake Village Zone 4

| Section | Use | Maximum FAR | | | Min Residential Floor Area | Maximum Height | | | Max. Impervious Surface | Min. Landscaped Area | Parking ratio: unit of measure (min. required, max. allowed) | Special Regulations |
|---|--------------------------|-------------|--------|--------------------------|----------------------------|----------------|--------|------|-------------------------|----------------------|--|---|
| | | Base | w/TDRs | w/incentive Program (IP) | | Base | w/TDRs | w/IP | | | | |
| Transportation, Communication, Information, and Utilities | | | | | | | | | | | | |
| | Rapid charging station | .4 | .47 | 1.0 | 50% | 4 | 5 | 10 | 85% | 20% | Adequate to accommodate peak use | 1. Height not to exceed 126' through Overlake Village Incentive Program. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. |
| | Battery exchange station | | | | | | | | | | | |

Exhibit 1.F: FEMA Regulations

20A.20.060 "F" Definitions.

Definitions:

Flood Insurance Study (FIS).

The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Maps, and the FEMA water surface elevations of the base flood

20D.140.40-030 Flood Hazard Areas – Development Standards.

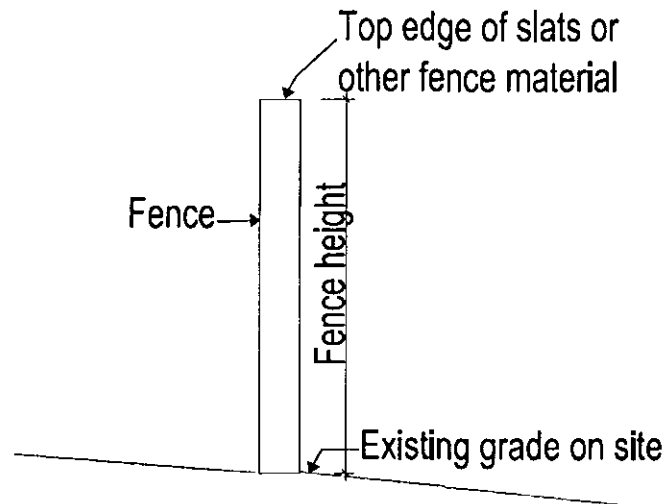
- (1) (no changes)
- (2) The Flood Fringe Outside the Zero-Rise Floodway.
 - (a)-(d) (no changes)
 - (e) New residential construction and substantial improvement shall meet the following criteria:
 - (i) The lowest floor including basements and below-grade crawl spaces per FEMA regulations shall be elevated to the flood protection elevation.
 - (ii) Portions of the building that are below the flood protection elevation shall not be fully enclosed. The areas below the lowest floor shall be designed to automatically equalize hydrodynamic flood forces on exterior walls by allowing the entry and exit of floodwaters. Designs for meeting this requirement must meet or exceed the following minimum criteria:
 - (A) Minimum of two openings on opposite walls having a total open area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
 - (B) The bottom of all openings shall be no higher than one foot above grade.
 - (iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the unrestricted entry and exit of floodwaters.
 - (f)-(l) (no changes)

Fence and Sight Triangle Detail

FENCES

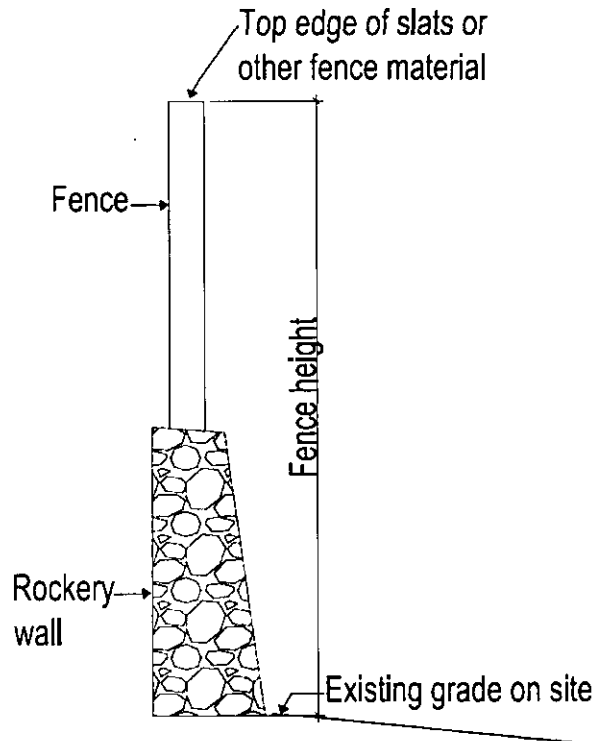
030 Height

- (3) Measurement of Fence and Wall Height. For purposes of this Chapter, fence and wall height shall be measured as follows:
- (a) Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts).



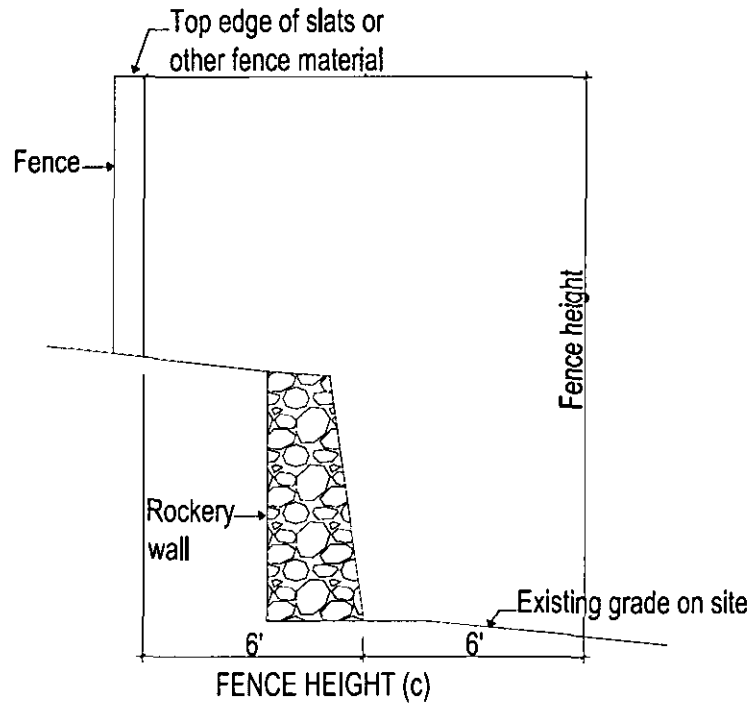
FENCE HEIGHT (a)

- (b) The combined height of fencing placed on top of a wall or rockery shall be measured as the vertical distance between the existing grade on the site at the base of the wall and the top edge of the slats or other fence material (exclusive of posts).



FENCE HEIGHT (b)

- (c) Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as when a fence is placed at the top or bottom of a slope or at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.



25 Sight Clearance at Intersections

25-020 Sight Distance Triangle

The obstruction of a motor vehicle operator's view at an intersection shall be prohibited within the "Sight Distance Triangle" described in this section and in the City of Redmond's construction "Standard Specification and Details" between a height of two feet and eight feet above existing street grade.

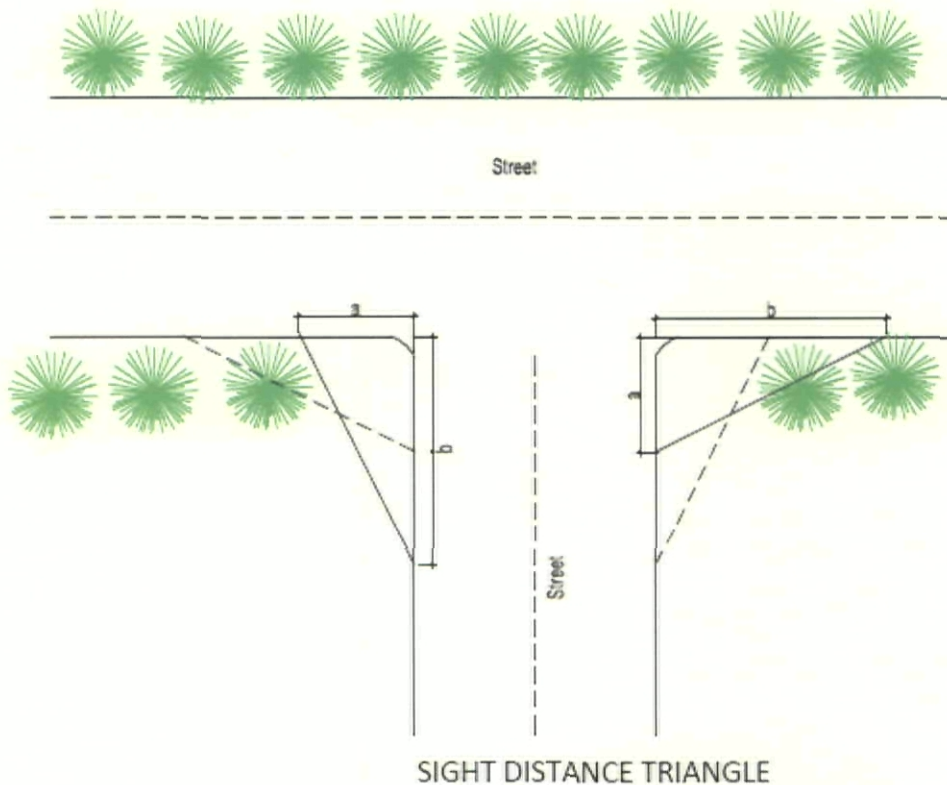


Exhibit 1.H: Impact Fees

Impact Fees

Section 20D.60, Impact Fees, covers provisions for assessment, collection and administration of fire, parks and school impact fees. Impact fees are not considered to be development regulations nor do they limit or change the way land may be developed within the City. Therefore staff has proposed to move this section to the Redmond Municipal Code, consistent with the CRC recommendation on the Transportation Impact Fee section reviewed with the Transportation Standards section.

20D.45
Dredging Standards

20D.45.10 Purpose.

20D.45.20 General Provisions.

| | |
|----------------------|--|
| <u>20D.45.20-010</u> | Permitted Dredging. |
| <u>20D.45.20-020</u> | Prohibited Dredging. |
| <u>20D.45.20-030</u> | Identification and Analysis of Dredging Impacts. |
| <u>20D.45.20-040</u> | Minimum Design and Construction Standards. |
| <u>20D.45.20-050</u> | Dredge Spoil Disposal. |
| <u>20D.45.20-060</u> | Dredging Permits. |

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Dredging may be permitted for the following purposes only:

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- (2) To maintain the navigability of Lake Sammamish or the Sammamish River; or
- (3) To maintain the flood conveyance capacity of a waterbody, where authorized under an approved flood hazard reduction plan or watershed plan; or
- (4) To mitigate conditions which could endanger public health or safety; or
- (5) To improve water quality or restore fish or wildlife habitat as part of an approved habitat restoration or watershed plan;
- (6) New development shall be sited and designed to avoid, or if unfeasible, to minimize the need for new dredging. (Ord. 2486)

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- (2) Dredging in shallow water habitat used by salmon and steelhead for migration corridors, rearing, feeding and refuge, or in freshwater shellfish beds, unless no feasible alternative exists;
- (3) Dredging for the purpose of obtaining fill or construction materials;
- (4) Dredging in identified or potential archaeological sites, except where allowed under a City or State Archaeologist approved cultural resource protection and monitoring plan;
- (5) Dredging for uses prohibited under RCDG 20D.140.10-070, Alteration or Development of Critical Areas – Standards and Criteria; and
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 - (a) Summary of the existing biological communities and resources within and adjacent to the dredge site;
 - (b) Assessment of the possibility of significant sediment contamination;
 - (c) Description and evaluation of the proposed dredge spoil disposal site;

- (d) Specific data on the physical and chemical composition and structure of the dredge material, including:
 - (i) Grain size, clay, silt, sand or gravel content, as determined by sieve analysis;
 - (ii) Chemical analysis, including metals and organics; and
 - (e) Bioassays useful in determining the suitability of dredged material for a selected disposal option.
- (2) Dredging volumes, methods, schedule, frequency, hours of operation and procedures, and dewatering process, including adjacent dewatering and handling procedures.
- (3) Method of disposal, including the location, size, capacity and physical characteristics of the disposal site, transportation method and routes, hours of operation and schedule.
- (4) Stability of bedlands adjacent to the proposed dredging area.
- (5) Hydraulic analyses, including current flows, direction and projected impacts. Hydraulic modeling studies that identify existing geohydraulic-hydraulic patterns and probable effects of dredging shall be submitted for large scale, extensive dredging projects, and for projects located within salmon and steelhead spawning, feeding, breeding or rearing habitats.
- (6) Assessment of water quality impacts.
- (7) A biological assessment of fish and aquatic habitat impacts, including migratory, seasonal and spawning use areas.
- (8) A recommendation for any long-term monitoring needs and, if appropriate, a monitoring plan, to ensure compliance with permit conditions, and the long-term protection of water quality and aquatic habitat. (Ord. 2486)

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- (a) Result in significant and/or ongoing damage to water quality, fish, shellfish and other aquatic organisms essential to the biological functions of the waterbody; or
 - (b) Adversely alter natural drainage and circulation patterns, water currents or flows, shoreline wave action or currents, or significantly reduce flood water capacities.
- (2) Proposals for dredging activities shall include all feasible measures to mitigate significant impacts to fish, aquatic and critical wildlife habitat. Mitigation measures shall include, at a minimum, those measures contained in Chapter 20D.140 RCDG, Critical Areas, including, but not limited to, the replacement of shallow-water habitat, revegetation of disturbed uplands, and the introduction of in-water habitat features.
- (3) Proposed dredging shall be the minimum necessary to accomplish the proposed use.
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(b) Clean, uncontaminated dredge spoils may be recycled at the dredge site for a purpose specified in RCDG 20D.45.20-010.

(2) In-Water Disposal. In-water disposal shall be prohibited unless identified as part of an approved mitigation plan.

(3) On-Land Processing and Disposal. Disposal of dredge material on land shall meet the following requirements:

(a) Dredge spoil interim processing (during construction) disposal sites shall be enclosed by a system of dikes, settling basins and biofiltration swales and other facilities (temporary and/or permanent) of sufficient capacity to provide adequate water quality of entrapped water before it leaves the diked area or enters adjacent waters. Permanent landscaping with trees, shrubs and groundcover shall be required and, where disposal sites are visible from public ways, landscape buffers may be required. Disposal or interim processing sites which have been completely filled shall be drained, graded to a maximum slope of 3:1 and visually incorporated into an approved landscape plan. (Formerly 20D.150.20.030).

(b) The proper management (routing, detention if warranted, and water quality facilities) of surface discharge and runoff shall be provided to maintain the integrity of existing streams, wetlands, natural drainages, underground springs and aquifers in accordance with an approved stormwater management plan.

(c) Critical wildlife habitat, significant trees and riparian vegetation shall not be significantly adversely affected.

(d) Disposal shall occur on the smallest possible land area necessary to accommodate the proposed volume of material and meet the above standards, unless dispersed disposal is specifically designed and approved.

(e) The selection of disposal sites shall meet all requirements and criteria of applicable regulatory agencies.

(f) Dredged material disposal on land is also subject to the landfill regulations in Chapter 20D.70 RCDG and critical areas regulations in Chapter 20D.140 RCDG.

(4) Dredge disposal operations shall comply with the permit requirements and standards of all applicable regulatory agencies.

(5) Yearly status reports may be required to be submitted to the City by the dredge disposal permittee. Where required, status reports shall state the quantity of disposed material, characterize the quality of the material, and review any factors necessary to verify continued compliance with the Shoreline Permit, including continued compliance with water quality and habitat protection measure or conditions. (Ord. 2486)

20D.45.20-060 Dredging Permits.

- (1) All dredging requires a Clearing, Grading and Stormwater Permit pursuant to Chapter 15.24 RMC, Clearing, Grading and Stormwater. (Formerly 20D.150.20-090)
- (2) Dredging within Bear Creek, Evans Creek, Sammamish River, or Lake Sammamish may require a Shoreline Substantial Development Permit pursuant to Chapter 20F.30 RCDG. (Ord. 2486)

Exhibit 1.I: Land Use Regulations Introduction

LAND USE ZONES

10 Zones.

10-010 Purpose.

The purpose of establishing zones is to:

- (1) Provide a pattern of land use that is consistent with and fulfills the vision of Redmond's Comprehensive Plan;
- (2) Maintain stability of land uses and protect the character of the community by encouraging groupings of uses that have compatible characteristics;
- (3) Provide for appropriate, economic, and efficient use of land within the City limits; and
- (4) Provide for coordinated growth and ensure that adequate public facilities and services exist or can be provided in order to accommodate growth.

10-020 Establishment of Zones.

Zoning districts in the City of Redmond are hereby established as follows:

- Semi-Rural zone - RA-5
- Single-Family Constrained zones - R-1, R-2, R-3
- Single-Family Urban zones - R-4, R-5, R-6, R-8, RIN
- Multi-Family Urban zones - R-12, R-18, R-20, R-30
-
- Neighborhood Commercial zone - NC
- General Commercial zone - GC
- Downtown Mixed-Use (DT) zones - OT, AP, TWNC, VV, TR, BC, SMT, TSQ, RVBD, RVT, CTR, EH
- Business Park zone - BP
- Manufacturing Park zone - MP
- Industry zone - I
- Overlake Mixed Use zones - OV, OBAT
- Gateway Design District - GDD
- Bear Creek Design District - BCDD
- Urban Recreation zone - UR

15 Zoning Map.

15-010 Establishment of Zoning Map.

The designation, location and boundaries of the zones established by RCDG 10-020 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.

15-020 Zoning Map Interpretation.

Where uncertainty exists as to the location of any boundaries of the zones as shown in 15-010, Zoning Map, the following rules shall apply:

- (1) Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;
- (2) Where boundaries are indicated as following approximate lot lines and are map scaled at not more than 20 feet from the lines, the actual lot lines shall be considered the boundaries;
- (3) Where the land is unsubdivided or where a zone boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;
- (4) Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and, if they should change, the boundaries shall be considered to move with them;
- (5) Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property that it merges with;
- (6) Where an area in one ownership is divided into more than one zone, each portion of the property shall have the zone designation indicated, unless subsection (2) applies.
- (7) Where a single parcel is split between two zones and a portion of the parcel is zoned R-1 and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones.

15-030 Overlay Zones.

Overlay zones impose restrictions on a specific geographic area within an existing zone. Property in the overlay zone remains subject to the restrictions and limitations of the underlying zone and the overlay regulations act to supplement but not replace the regulations of the underlying zone.

15-040 Concomitant Zoning Agreements and Development Agreements. Concomitant zoning agreements and development agreements impose conditions on the development of specific parcels, such as use restrictions, mitigation measures, and infrastructure requirements. Properties that are subject to concomitant zoning agreements or development agreements are indicated on the Official Zoning Map. Copies of such agreements may be obtained from the Planning Department.

15-050 Classification of Newly Annexed Territory.

All newly annexed territory shall be designated Semi-Rural (RA-5) unless otherwise zoned. RA-5 zoning would remain in effect until 15-020, Zoning Map, is amended and the annexed territory is classified in conformance with the Comprehensive Plan. All territory annexed to the City shall become subject to the regulations contained in the Redmond Zoning Code.

15-060 Unclassified Property.

All property not classified by 15-020, Zoning Map, is designated RA-5 until the Zoning Map is amended in conformance with the Comprehensive Plan.

Exhibit 1.J: Master Planned Developments

Amendments to Administration and Procedures Chapter

70-190 Master Planned Development.

- (1) Purpose. The purpose of this section is to provide a mechanism to allow the master planning of sites where development is proposed to occur in phases, where coordination of public facilities is needed, when a master plan is needed to determine how best to develop the area, when a master plan is needed to integrate various uses, or when multiple ownerships are to be coordinated into a unified development. The MPD process establishes conditions of approval for all concurrent and subsequent development applications and thereby ensures that infrastructure, public services, and open space and recreation areas will be provided in a timely manner and be tailored to the MPD site. The MPD process also provides long-term guidance for a large area so that the continuity of development is maintained.
- (2) Applicability. MPDs are:
 - (a) Allowed in all zones for projects encompassing at least three acres (for multi-family, commercial, and mixed use) or 50 dwelling units (for single-family);
 - (b) Required in the Overlake Village Subarea for all projects encompassing at least three acres;
 - (c) Optional in the Overlake Village Subarea and in Downtown zones for projects encompassing less than three acres;
 - (c) Required in the East Lake Sammamish Valley area pursuant to RCDG 20C.70.40-020; and
 - (d) Required in the Southeast Redmond neighborhood pursuant to RCDG 20C.70.45-010.
- (3) Scope of Approval. The MPD approval shall constitute a limitation on the use and design of the site.
 - (a) Approval Time Frame for MPDs Located in the Overlake Village Subarea and for MPDs Greater than 10 Acres Located in Downtown. Development plans may include multiple phases to be developed successively over a period of no more than 10 years. If after 10 years uncompleted phases remain, the applicant may request of the Technical Committee one extension of no more than five years. The Technical Committee may grant the extension if the applicant demonstrates economic hardship, change of ownership, unanticipated construction or site design problems, or other circumstances beyond his/her control determined acceptable by the Technical Committee. The MPD approval shall expire no more than 15 years from the original approval.
 - (b) Approval Time Frame for All Other MPDs. Development plans may include multiple phases to be developed successively over a period of no more than five years. If after five years uncompleted phases remain, the applicant may request of the Technical Committee one extension of no more than five years. The Technical Committee may grant the extension if the applicant demonstrates economic hardship, change of ownership, unanticipated construction and/or site design problems, or other circumstances beyond his/her control determined acceptable by the Technical Committee. The MPD approval shall expire no more than 10 years from the original approval.

- (c) MPD and Subdivision. An MPD that requires platting shall not receive final plat approval until the City has granted an MPD approval.
 - (d) Approval Process. The approval process includes the City's review and consideration of the general project concept, including its intensity and overall design. Each land use permit associated with the MPD would then relate to specific site and development requirements as defined by the approval and the Zoning Code.
- (4) Procedures. MPDs shall be processed using the following procedures:
- (a) MPDs in the Overlake Village Subarea that are larger than 3 acres in size, and MPDs in the Downtown that are larger than 10 acres in size, shall follow a Type V process as set forth in Section 50-100.
 - (i) A recommendation from the Design Review Board shall be required.
 - (ii) The applicant shall host a neighborhood meeting early in the MPD review process.
 - (iii) MPD approval extensions, and MPD amendments that meet the criteria for administrative modifications, shall be reviewed under 90-030, Administrative Modifications.
 - (b) All other master planned developments shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
 - (i) A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - (ii) MPD approval extensions, and MPD amendments that meet the criteria for administrative modifications, shall be reviewed under Section 90-030, Administrative Modifications.
 - (c) A Master Plan shall be completed prior to approval of any subdivision, binding site plan or issuance of land use permit approval for any development excluding those alterations to a building that qualify for review as an Administrative Modification under 90-040.
- (5) Decision Criteria. Master planned developments shall meet the following criteria:
- (a) All elements of the MPD shall support and be consistent with the Zoning Code and all applicable Comprehensive Plan policies.
 - (b) MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Village Master Plan and Implementation Strategy and shall include the items listed in (c) below in addition to the following:
 - (i) A height and bulk study that demonstrates how building mass, height and scale relate to open spaces, pedestrian pathways, streets and other buildings
 - (ii) An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board

determine based upon the height and bulk study that analysis of shading effects is needed).

- (iii) Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary)

(c) All MPDs shall include the items listed below:

- (i) A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations;
- (ii) Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations and other detailed information required in a site plan shall not be required);
- (iii) Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets (cross sections only required for projects in the Downtown);
- (iv) Location of proposed space for parks, open space and any cultural facilities;
- (v) Phasing plan describing anticipated time frames for development, and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;
- (vi) Location of any environmentally sensitive areas;
- (vii) Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;
- (viii) Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;
- (ix) Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and
- (x) Preliminary plan for other major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).

(d) The master plan must comply with all site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.

(e) Property included in an MPD must be under the same ownership or there must be a signed agreement establishing control over multiple ownerships.

(6) Vesting. Where MPDs are required, they must be completed in conjunction with a development agreement, as described in Chapter 36.70B RCW, in order to vest to development regulations in place at the time of the agreement. Where MPDs are optional, applicants wishing to vest may pursue a development agreement as described in Chapter 36.70B RCW.

- (7) Nothing in this section shall preclude the acquisition of land prior to application or approval of a master plan.

Exhibit 1.K: Modifications to Preliminary Plats

30-055 Modifications to Preliminary Plats.

- (1) **Scope.** This section establishes the procedures to be used for modifications to approved preliminary plats that have not been recorded.
- (2) **Approval Process.** Preliminary Plat modifications shall follow the procedures established in Section 90-040 of Administration and Procedures Chapter of the Zoning Code for an Administrative Modification.
- (3) **Limitation on Preliminary Approval.** Modifications to preliminary plats shall not amend the established time limit for final subdivision approval as provided for in Section _____ of the Zoning Code - Preliminary Subdivision Procedures.
- (4) **Application Requirements.** An application for preliminary plat modification shall meet the submittal requirements established by the Administrator, shall set forth the reasons for modification and shall contain signatures of all parties having an ownership interest in the plat.
- (5) **Decision Criteria.**
 - (a) **Administrative Modifications.** The Administrator may approve the application for modification of the preliminary plat that does not create additional lots, tracts, or parcels, or may approve the application with conditions if the Administrator determines that the application is consistent with the findings of the Hearing Examiner. The Administrator shall deny the application for preliminary plat modification if they find that the proposed modification is inconsistent with such findings.

Exhibit 1.L: Sammamish Valley Neighborhood Regulations

Amendments to Residential Regulations Chapter

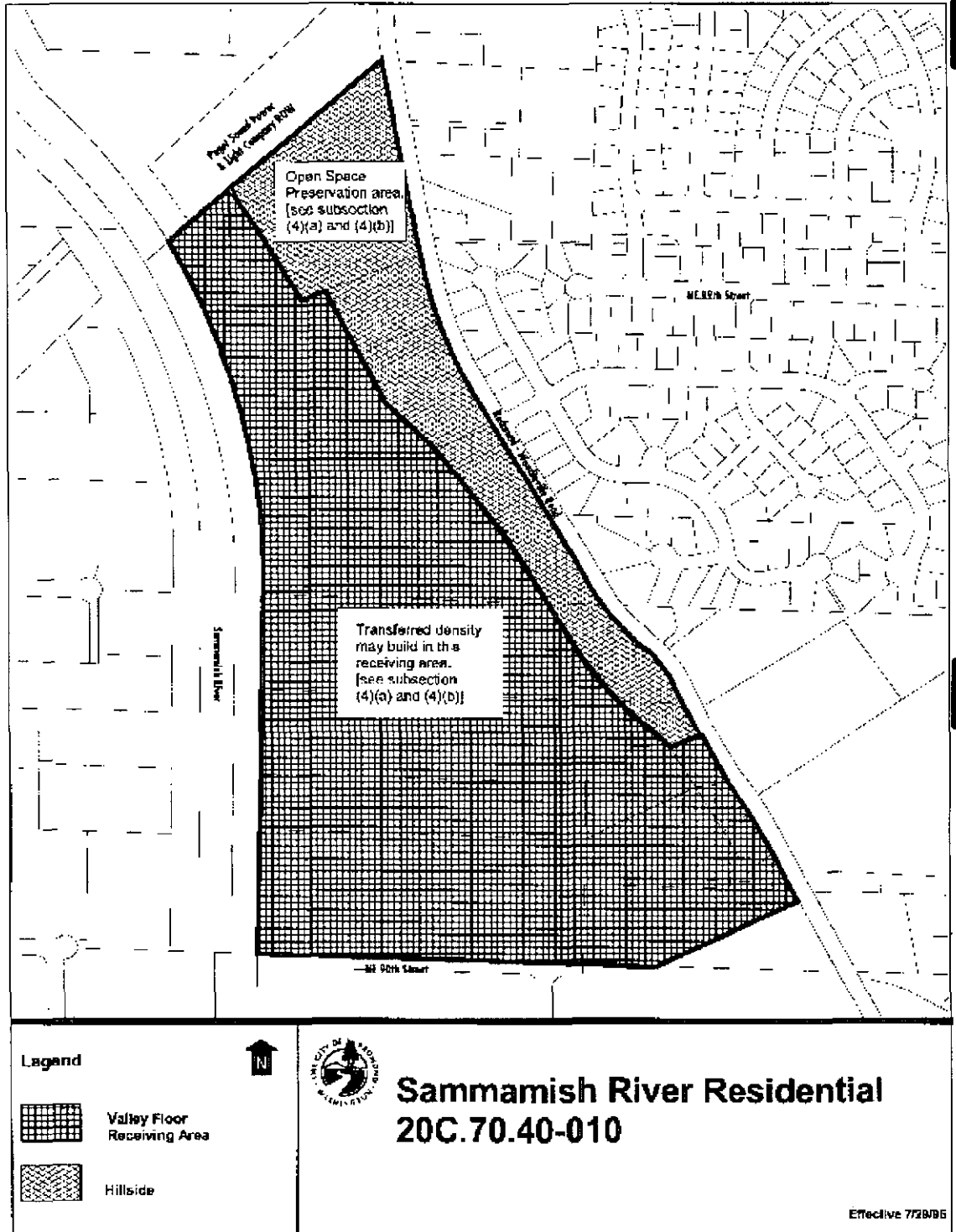
65 Sammamish River Residential/East Sammamish Valley Regulations

65-010 Sammamish River Residential

- (2) Purpose. The purpose of this subsection is to facilitate coordinated residential development and retain permanent open space for the Sammamish River Residential area which is bounded by the Sammamish River Trail, the Puget Power transmission lines, Redmond-Woodinville Road, and NE 90th Street. The Sammamish River Residential area covers approximately 100 acres of land as indicated on Map 20C.70.40-010, entitled "Sammamish River Residential." The criteria below are intended to encourage development that is sensitive to local environmental characteristics. The purpose of this subsection shall also be to provide for a Development Rights Transfer/Open Space Program to preserve the sloped areas as permanent open space.
- (2) Applicability. Development in the Sammamish River Residential area shall meet the criteria listed in subsection (3), Development Criteria for Sammamish River Residential. If additional density is proposed through the density incentive program, the requirements listed in subsection (4), Development Rights Transfer/Open Space Program, shall be met and a general development permit is required.
- (3) Development Criteria for Sammamish River Residential. The following criteria shall be applied to the Sammamish River Residential area for all development.
- (a) Circulation, Vehicular Requirements.
- (i) Development of a right-of-way to extend 160th Avenue NE from NE 90th to the intersection of Redmond-Woodinville Road at approximately the NE 106th alignment shall be required. Vehicular circulation improvements to this segment of roadway shall be designed to minimize congestion from occurring to the south of NE 90th Street and to provide a throughway from Redmond Woodinville Road (at 106th Avenue NE) to NE 90th Street.
- (b) Open Space/Landscaping Requirements.
- (2) Landscaping treatment along the Puget Sound Energy Trail, and the Sammamish River Trail shall be designed to act as a buffer between the trails and the residential uses and to prevent a walled corridor of buildings. This may be through the use of additional landscape separation or increased density of plantings. Adjacent to the Sammamish River Trail, an average 50-foot landscape buffer with a minimum width of no less than 30 feet is required. Sensitive areas regulations also apply.
- (ii) Methods of construction or placement of buildings shall preserve the wooded hillside along the east perimeter of the Sammamish River Residential area.
- (4) Development Rights Transfer/Open Space Program.
- (a) Density Bonus Incentive. The area identified for the transfer of open space incentive program includes the hillside areas west of Redmond-Woodinville Road and just south of the Puget Power right-of-way as shown as "Hillside" on Map 20C.70.40-010, Sammamish River Residential. That portion of the hillside area that is preserved as permanent open space shall be allowed to transfer its underlying density at a rate double the existing density of the transferring portion. The transferred density shall be allowed to develop on

the area indicated as the receiving area on Figure 2, Map of Sammamish River Residential.

- (b) Density Bonus Criteria. All of the following criteria shall be met in addition to the development criteria for the Sammamish River Residential area.
 - (i) The hillside area described in subsection (4)(a) from which development rights are being transferred shall be preserved as permanent open space. Documentation to secure the open space shall be recorded as a condition of approval.
 - (ii) Development in the receiving area utilizing the density bonus must meet all site requirements of the R-12 zone. (Ord. 2302; Ord. 1901)

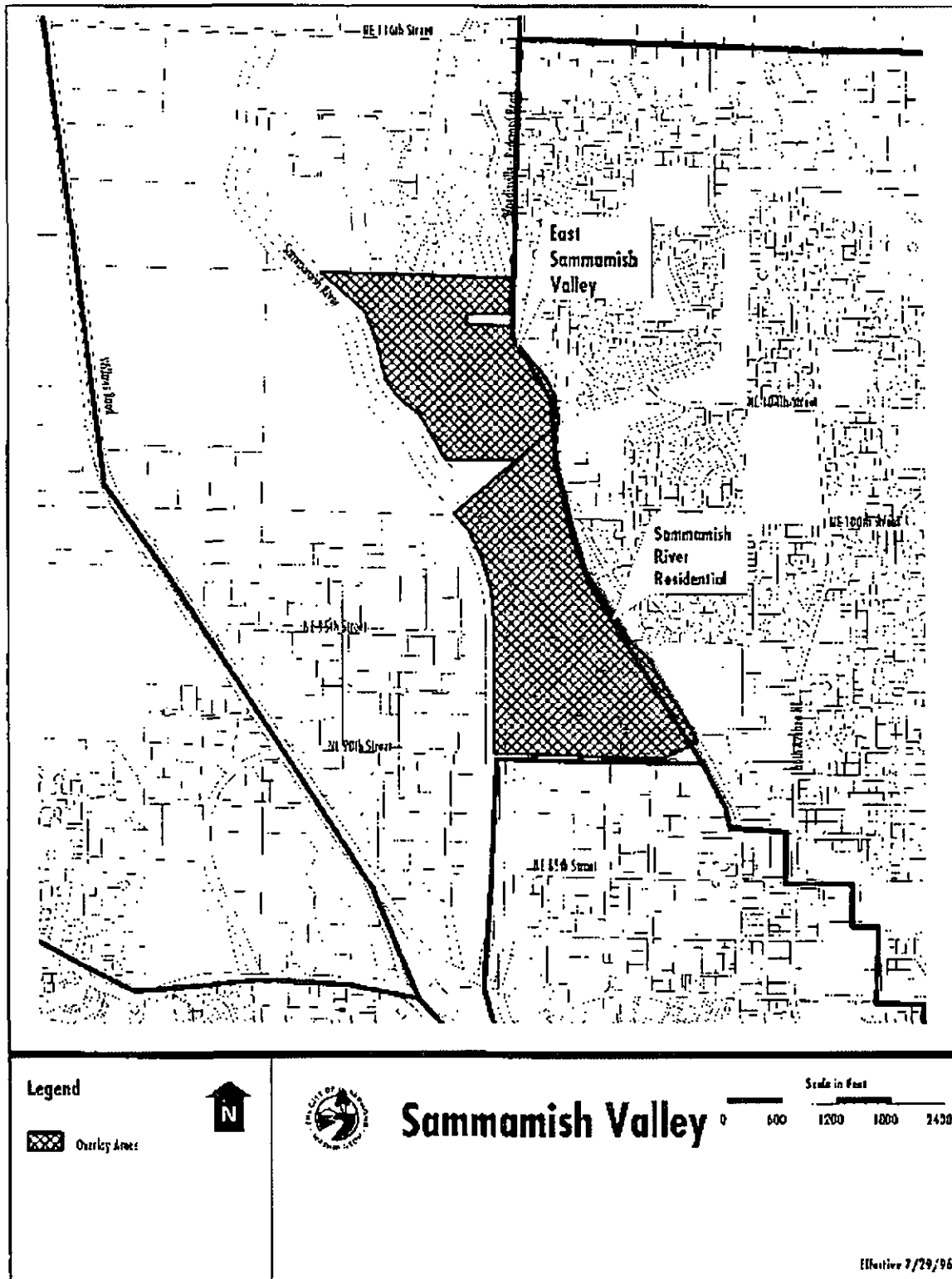


65-020 East Sammamish Valley Master Plan Requirement

- (1) Applicability. Except for the real property with King County Parcel Number 352605-9065, all of the land between the King County-owned land along the Sammamish River, south of the north quarter section line of the southwest quarter of Section 35, Township 26 N., Range 5 E.W.M., west of the Woodinville-Redmond Road, and north of the Puget Power right-of-way and the King County park property shall be included in a subdivision or master planned development.
- (2) Requirements. The development shall comply with Policy N-SV-2 in the Comprehensive Plan. (Ord. 2447; Ord. 1901)

65-030 160th Avenue NE and Redmond-Woodinville Road Triangle Senior Housing Density Bonus

The land within the triangle between 160th Avenue NE (extended), Redmond-Woodinville Road, and the Puget Power right-of-way is zoned R-6. Clustering may increase the density to eight units per acre on this land. A density bonus of four additional units per acre shall be granted if the units allowed by the density bonus are targeted to persons 55 years old or older. To obtain the bonus, the buildings shall have the appearance of single-family homes and shall be no higher than three stories. If the bonus in this section is used, the bonus provided in _____, Affordable Senior Housing Bonus, shall not be used. (Ord. 1929; Ord. 1901)



Please note the map above would be re-named "East Sammamish Valley" and revised to remove the cross-hatch covering the "Sammamish River Residential" area.

Exhibit 1.M: Site Requirements Measurement Chapter

10 Purpose

This chapter explains how to measure site requirements, such as height and setbacks. Each zone has different site requirements, but the manner in which those requirements must be measured is the same for each zone. Definitions of site requirements can be found in _____.

20 How to Measure Site Requirements

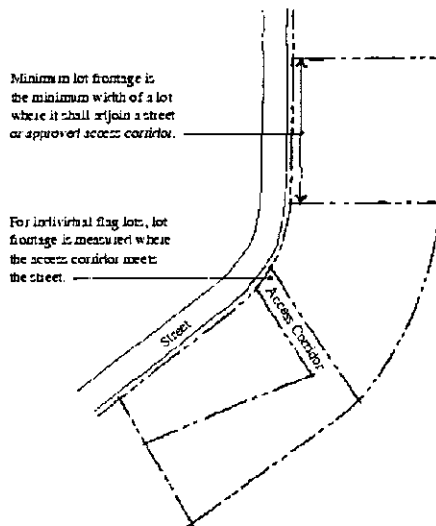
(1) Tract area

Some zones require a minimum tract area in order to develop a site. This is simply the land area that is part of the development application. Existing rights-of-way are excluded from the calculation.

(2) Lot Frontage

Some zones require a minimum lot frontage in order to develop a site. Calculate this by measuring the length of the lot abutting a public or private street or access corridor. See the graphic below for an example.

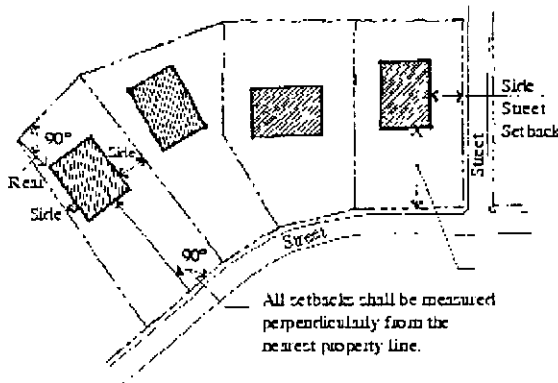
MINIMUM LOT FRONTAGE



(3) Setbacks

- (a) All zones require minimum or maximum setbacks. Setbacks shall be measured:
 - (i) From the property line
 - (ii) At right angles, or as near to right angles as possible
 - (iii) In a plane horizontal to the ground
- (b) The front of the lot is the side nearest the street or access corridor that provides the primary access. The rear is opposite the front, or as nearly so as the lot shape permits. The sides are 90 degrees to the front or as nearly so as the lot shape permits.

BUILDING SETBACKS



(4) Impervious Surface Area

All zones have impervious surface area limits. Calculate impervious surface area by summing the area of all impervious surfaces on the site. Developments can meet impervious surface area requirements on a lot-by-lot basis, or on a development-wide basis.

(5) Height

(a) All zones set limits on building height. To calculate the height of a structure:

- (i) Draw the smallest rectangle possible around it
- (ii) Find the midpoint of each side of the rectangle
- (iii) Calculate the finished grade at that point
- (iv) Average the elevations for the four midpoints
- (v) Subtract the result from the building's highest elevation

(6) Floor Area Ratio (FAR)

(a) Many zones set FAR limits. To calculate FAR:

- (i) Determine the gross site area (but exclude existing rights-of-way)
 - (ii) Determine the gross floor area of all structures on the site (excluding parking structures)
 - (iii) Divide the gross floor area by the gross site area
 - (iv) Use the same units (e.g., feet or acres) for both site and structure area
- (b) For properties under a common ownership that are contiguous or separated only by rights-of-way, FAR may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties, provided the properties meet other applicable regulations.

(7) Landscaped Area

Many zones require minimum landscape areas. Calculate a site's landscape area by subtracting area devoted to building, parking, storage or accessory uses, and stormwater detention ponds from the total site area. A landscape area may include patios, plazas, walkways, walls and fences, water features such as fountains or pools, and planting areas. Stormwater detention ponds may count toward the landscape area total if they are integrated with landscaping.

(8) Lot Coverage

Many zones have lot coverage limits. Calculate lot coverage area by summing all structure and accessory structure footprints as viewed in plan view, including decks exceeding thirty inches in height above grade, and patios and porches with roofs, and dividing the total by the lot area.

(9) Building Separation.

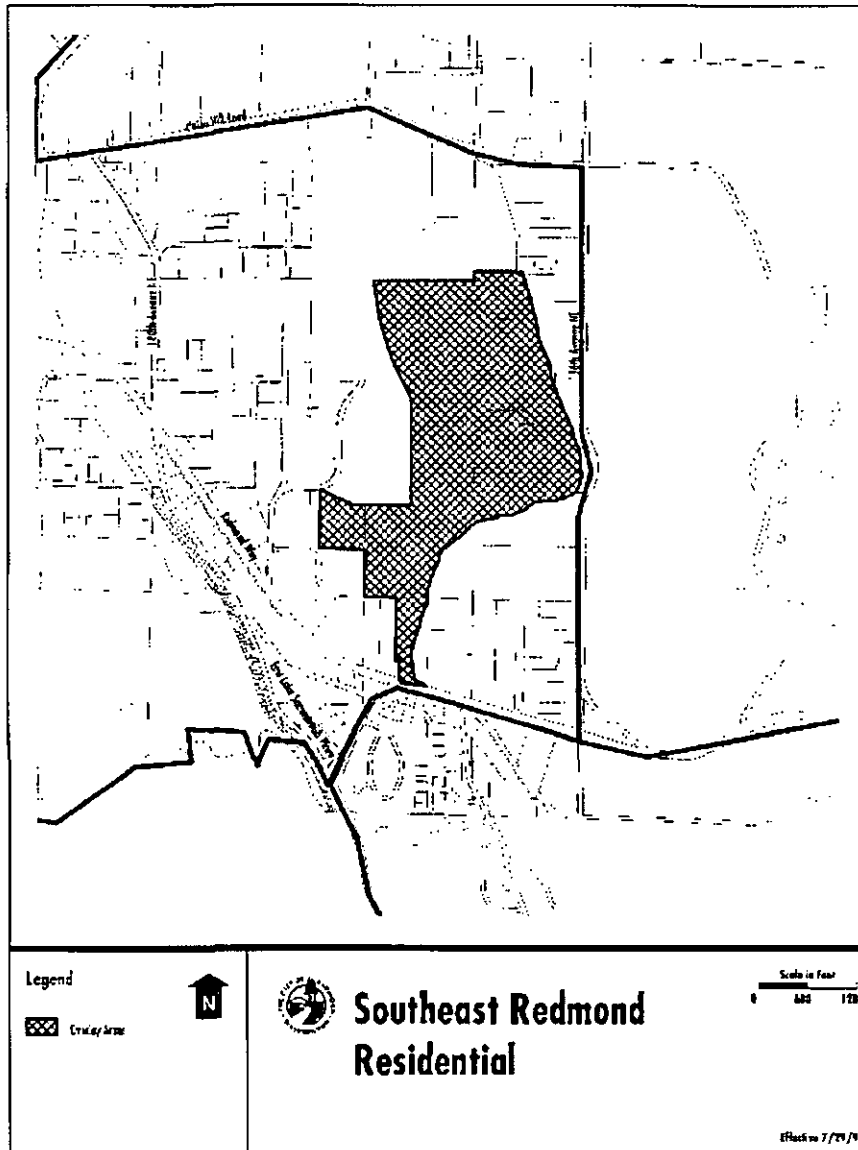
Many zones have minimum building separation standards. Building separation shall be determined by measuring the distance between the foundations of the subject buildings, at the narrowest area.

Exhibit 1.N: Southeast Redmond Neighborhood Regulations

Amendments to Residential Regulations Chapter

70 Southeast Redmond Neighborhood Regulations.

70-010, Southeast Redmond Residential Map



70-020 Southeast Redmond Residential Requirements.

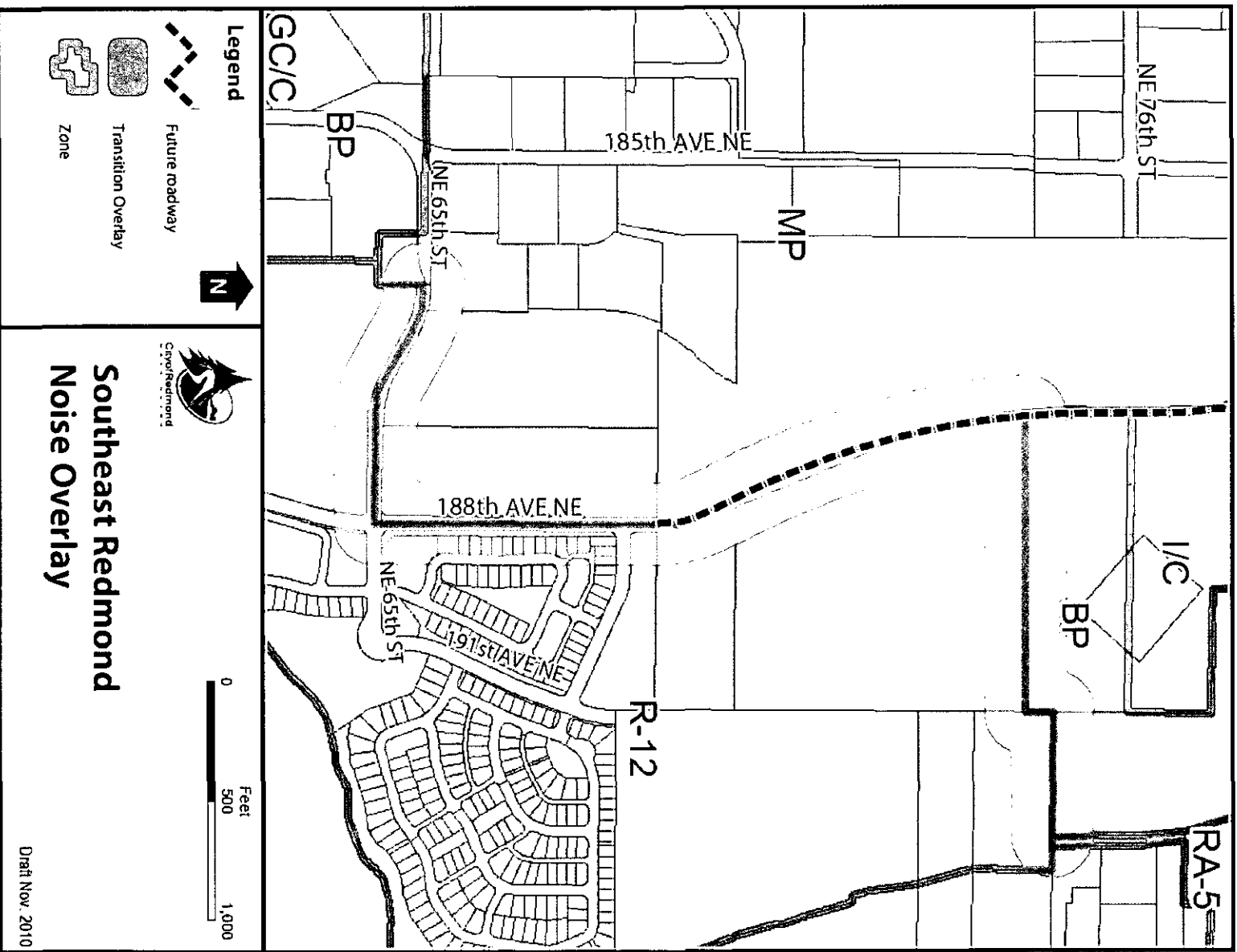
The following requirements shall apply to all areas depicted on the map in Section 70-010, Southeast Redmond Residential

- (1) Developers will be encouraged to include extra sound proofing where exterior walls front heavily traveled streets or commercial activity and to provide gas burning fireplaces rather than wood-burning fireplaces in residential construction to increase energy efficiency and reduce air pollution hazards.
- (2) Housing within the R-12 Zone. At least 70 percent of the housing within the R-12 zone identified within the Southeast Redmond neighborhood shall be developed in accordance with site requirements and development standards of the R-12 zone. Up to 30 percent of the R-12 area may be developed in accordance with the site requirements and development standards of the R-8 zone. The transfer of residential density within the Southeast Redmond R-12 zone to allow a range of housing products no higher than 18 units per gross acre is permitted to encourage clustering of housing units and the incorporation of neighborhood amenities. These transfers shall not enable the entire housing area to exceed an average density of 12 units per gross acre except when density bonuses for affordable housing are used. Ground oriented housing is strongly encouraged within this range of housing densities.
- (3) Master Planning Requirement.
 - (a) Master Plan Areas. Before any development occurs within the R-12 zone, north of the Lakeside Master Planned Residential Development (MPRD96-001), approval of a master planned development, as provided in _____ shall be required.
 - (b) The master plan shall not allow more than 22 percent of the area to be devoted to housing at eight units per gross acre.
 - (c) Approval Process. The master plan shall demonstrate how the proposed housing will meet the provisions of the Southeast Redmond Neighborhood Plan Policies as well as the provisions of this section.

Amendments to Transition Overlay Areas Chapter

40 Southeast Redmond Noise Overlay Requirements.

- (1) Purpose. A noise overlay area where nonresidential uses will adjoin residential areas is established. The purpose is to protect new residential development from potential significant noise impacts from non-residential uses.
- (2) Applicability. The Southeast Redmond Noise Overlay area is located as shown on the map entitled "Southeast Redmond Noise Overlay". The overlay shall be 350 feet wide. Where the overlay is shown over right of way, the centerline of the right of way shall be the center point of the overlay. Where the overlay is shown over a zone boundary, the center point of the overlay shall be zone boundary.



(3) Requirements. Development within the overlay area shall meet the following requirements:

- (a) New or expanding industrial, manufacturing, and business park uses shall provide appropriate noise restricting techniques as listed in Policy N-SE-5 of the Comprehensive Plan on their sites to protect existing and future residential development from potential significant noise impacts.
- (b) Operations and/or business activities which generate significant noise impacts, such as heavy truck traffic at night-time with loading and unloading, should be restricted from the noise overlay area.

Exhibit 1.O: Transportation Management Programs

Changes to CRC Recommended changed to Transportation Standards Chapter

15 Transportation Management Program

15-010 Applicability

1. All development applications that warrant transportation mitigation are required to comply with this division. A Transportation Management Program (TMP) is required:
 - a. When a non-residential development generates demand for more than 25 mobility units, provided, that under this requirement in mixed use developments a TMP is required only for the non-residential portion of the development;
 - b. In order for a development to achieve concurrency as required in 10, Concurrency; or
 - c. Based on the amount of parking provided by the development, as required in Chapter 20D.130. RCDG parking.
2. Where a TMP is required separate from subsection (1)(a) above, the TMP may be required to exceed the minimum requirements of this section when a more stringent standard is specified.
3. The fee charged for the review and monitoring of a TMP shall be set by ordinance.

15-020 no changes

15-030 Program Performance

1. A program performance level shall be determined by the Technical Committee and shall be defined in terms of a not to exceed percentage of single occupancy vehicle (SOV) use during combined a.m. and p.m. peak periods for the affected population. The program performance level shall be no greater than 70 percent single occupancy vehicles for program approval. In the Overlake Neighborhood, the program performance level shall be no greater than 60 percent single occupancy vehicles for program approval.
2. This performance level shall be met within a period of two years, and shall be further defined in terms of target annual achievement levels for each of the two years.

15-040 Required Program Activities

Upon determination of the Technical Committee, the building owner will provide for implementation of these program elements or their equivalent within six months of substantial occupancy, defined as when the site has at least 25 affected individuals arriving at the site during the a.m. peak hour, p.m. peak hour, or both, or the site is 70% occupied if it is to have more than 25 affected individuals:

1. Administration. A TMP designed to achieve the City's program performance level.
2. Occupant Survey. A survey of the site population will be conducted to determine travel modes, needs and preferences. An annual survey (approved by the City of Redmond) to assess program performance shall be performed. Examples of acceptable survey methods include commute trip reduction surveys when employees are affected, driveway surveys or survey sampling methods that can be demonstrated to be statistically equivalent to these methods. Upon meeting the program performance level, a survey shall be conducted every two years.
3. Transportation Coordinator. Appoint a transportation coordinator prior to building occupancy permit approval. The transportation coordinator should maintain records related to program

implementation which would be annually submitted to the Technical Committee to monitor progress toward meeting a target goal.

4. Promotion
 - a. There shall be an annual distribution of transportation information resources to the site population.
 - b. Special transportation promotion, "Transportation Day," to increase occupant awareness of available programs and commuting alternatives.
5. Preferential Parking for Carpools, Vanpools, and Bicycles. Preferential parking near main building entrances shall be designated subject to site plan approval. Preferential parking spaces shall be signed, and parking by nonregistered vehicles prohibited and enforced. Designated preferential parking shall be sufficient to meet demand, up to 10 percent of the total parking spaces provided. Bicycle racks shall be installed near main occupant entrances and screened from adverse weather conditions. Bicycle racks shall be made available and meet bicycle parking requirements specified in _____ Bicycle Parking Requirements and Standards.
6. Transportation Information Centers. For all building occupied by at least 25 occupants, transportation and commute information will be placed in a visible location.
7. Transportation Management Program Information shall be distributed to new affected population that arrive at the site, for example, information distributed as part of new employee orientation programs or distributed to new tenants.
8. The property owner will provide for joining and maintain membership in a Transportation Management Association (if established) in the vicinity of the development. The transportation coordinator will serve as a representative to the Transportation Management Association.
9. Incentives. At least one financial incentive equivalent to 25 percent of a monthly peak period two zone bus pass and offered to the affected population at the site will be implemented. Financial incentives such as subsidized bus passes, carpool mileage, commuter club incentives, subscription "custom" bus service and direct pay bonuses for occupant contribution to success are acceptable and effective methods of reaching target goals. Other equivalent program elements (such as parking pricing) may also be proposed for inclusion in the TMP, subject to approval by the Technical Committee's finding that the alternative program will be equally effective.
10. Contingency Measures. At least one additional financial incentive or other equivalent program element will be identified for implementation in the event that two consecutive TMP reports show that target goals are not met.
11. A property owner may propose a demonstrated, equally effective alternative in lieu of a required element. Substitution of such alternatives is subject to approval by the technical Committee.

Changes to Residential Regulations

180-030 Requirements.

(3) Density. The maximum number of retirement residence units shall not exceed the number permitted by the allowed density of the zone, except as follows:

(a) *no changes*

(b) Retirement residences located in the R-4 through R-6 zones that provide some component of assisted living or skilled nursing care may be allowed an increase in density by up to three times the number of units permitted by the underlying zone, provided each of the following conditions exists:

(i-ii) *no changes*

(iii) Traffic generated by the retirement residence is not significantly greater than traffic generated in the surrounding residential neighborhoods. In addition, a traffic mitigation plan is required. The plan shall address traffic control, parking management (including the mitigation of

overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

XX-030 Requirements *(for religious institutions)*

(1-3) no changes

(4) A traffic mitigation plan shall be submitted for approval by the City. The plan shall address traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

Changes to Residential Zone Summaries

For "retirement residences" and "religious institutions", add sentence that says, "A traffic mitigation plan is required. See _____"

Changes to Non-Residential Zone Chapters

Any zone in which a Religious Institution or Retirement Residence is permitted shall contain the following text in the "Special Regulations" field of the use table:

A traffic mitigation plan is required. The plan shall address traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

Changes to Definitions:

Traffic mitigation plan

A plan that addresses traffic control, parking management, and traffic movement to and from the arterial street system and that, when required, helps mitigate traffic impacts in residential zones.

Exhibit 1.P: Willows-Rosehill Business Park Regulations

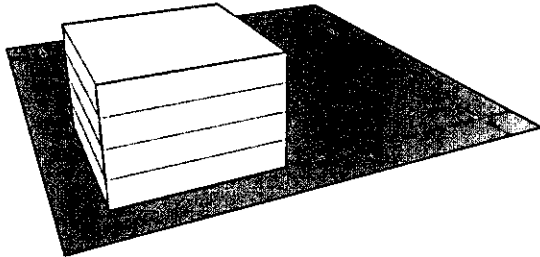
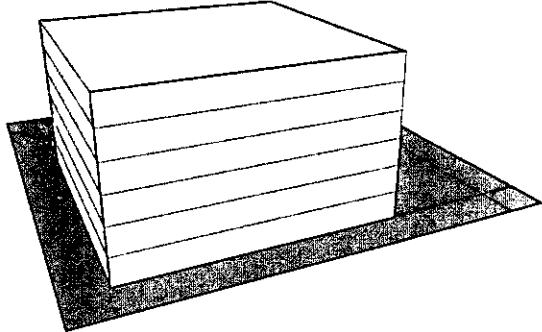
Business Park

10 Purpose

The purpose of the Business Park (BP) zone is to provide business and manufacturing employment opportunities that complement commercial activities that are typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing

businesses with largely indoor operations, offices associated with these uses and uses that require large floor plates such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants and fitness centers, are allowed. Mixed-use development is also allowed. This zone is not intended for uses that primarily serve the general public.

20 Maximum Development Yield

| | Base | Bonuses Available, and Quantity | Maximum | Example of a 4-story building with FAR = 0.45 | Example of 6-story building with FAR = 2.00. |
|------------------------|-----------|---|-----------|--|---|
| Floor area ratio (FAR) | 1.13 | TDRs: 0.87 | 2.00 |  |  |
| Height | 4 stories | TDRs: 1 story Mixed-use residential: 1 story | 6 stories | | |

30 Regulations Common to All Uses

| | Regulation | Standard | Exceptions |
|---------|----------------------------------|----------------|--|
| Minimum | Tract area (acres) | 1.5 | 1. Regulation does not apply to: a. Unoccupied accessory utility facilities, or b. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area. |
| | Lot frontage (ft) | 30 | |
| | Setbacks | | 1. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. 2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. |
| | Front and Street Rear Side | 30 20 40 | 3. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. 4. Setbacks from Willows Road north of NE 95 th Street shall average 100 feet and in no instance be less than 75 feet. This setback shall also apply to parking areas. |

| | | | |
|----------|-------------------------|--------|--|
| | Landscaping | 20% | |
| | Impervious surface area | 75% | 1. Limited to 60% in the Willows/Rose Hill Neighborhood north of NE 95 th Street. |
| Maxi-mum | Height | Varies | 1. Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP) |
| | FAR | Varies | 1. In mixed-use structures, maximum FAR for residential uses and for other uses in additive (i.e., up to 1.13 without TDRs and up to 2.00 with TDRs) 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met. |
| | Sign category | B | |

40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled "Use". When you have located the use that interests you, read across to find regulations that apply to that use. Unless otherwise specified,

Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement.

| Section | Use | Maximums | | | | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations |
|---------------------------|--|---------------------|---------|----------|---------|---|------------------|---------|---|
| | | Height (stories) | | FAR | | | | | |
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | | | |
| Residential | | | | | | | | | |
| 010 | Mixed-use residential structure | 5 | 6 | 0.68 | 1.0 | Studio (1.2, 1.2) 1 bdrm (1.5, 1.5) 2 bdrm (1.8, 1.8) 3+ bdrm (2.0, 2.0) | X* | II | |
| General Sales or Services | | | | | | | | | |
| 020 | Automobile sales, service, or rental establishment | 4 | 5 | 0.45 | 1.0 | 1,000 sq ft gfa (2.0, 3.0) | X* | IV | 1. Only gasoline service permitted. 2. Not permitted in BP zones in Sammamish Valley or Willows/Rose Hill neighborhoods. |
| 030 | Heavy consumer goods sales or service | | | | | | | II | 1. Only rental and repair of goods permitted. |

| Section | Use | Maximums | | | | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations |
|---|---|---------------------|---------|----------|---------|---|------------------|---------|---|
| | | Height (stories) | | FAR | | | | | |
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | | | |
| 040 | Durable consumer goods sales or service | | | | | | | | |
| | | | | | | | | | |
| 060 | Convenience use | | | | | | | | 1. Permitted in Willows/Rose Hill Neighborhood north of NE 95 th Street only 2. Supermarkets prohibited. 3. Must be closed a minimum of four hours in any 24-hour period. 4. Minimum size per tenant space is 1,000 sq ft gfa. 5. Maximum size per tenant space is 20,000 sq ft gfa. 6. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses. 7. Bicycle parking shall be provided on site. 8. The Technical Committee may increase the maximum parking ratio to 4.0 per 1,000 sq ft gfa if the applicant demonstrates that an increase is warranted based on factors such as the availability of nearby shared parking, opportunities for pedestrian access, parking demands for specific uses, and expected peak-hour parking demands. |
| | | | | | | | | | |
| 080 | Professional services | | | | | | | | |
| 090 | Administrative services | | | | | | | | 1. Limited to uses that primarily serve business clients. |
| 100 | Services to buildings and dwellings | | | | | 1,000 sq ft gfa (2.0, 3.0) | | | |
| 110 | Full-service restaurant | | | | | Employee on maximum shift (1.0, 1.0) | | | 1. Shall be located in multi-tenant building or a single-building in a multi-building, multi-tenant complex. 2. 50-person capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100 persons or 25% of combined gross floor area, whichever is less. 3. Hours of operation limited to 6am-10pm |
| 120 | Cafeteria or limited service restaurant | 4 | 5 | 0.45 | 1.0 | 1,000 sq ft gfa (10.0, 10.0) | X* | II | |
| 130 | Bar or drinking place | | | | | | | | |
| Manufacturing and Wholesale Trade | | | | | | | | | |
| 140 | Manufacturing and wholesale trade | 4 | 5 | 0.45 | 1.0 | 1,000 sq ft gfa (2.0, 3.0) | X* | II | 1. At least seventy-five percent of business activity by area must be conducted indoors, including storage of materials used in business activity. 2. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. |
| Transportation, Communication, Information, and Utilities | | | | | | | | | |

| Section | Use | Maximums | | | | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations | | |
|---------|--|---------------------|---------|----------|---------|---|------------------|--|---|--|--|
| | | Height (stories) | | FAR | | | | | | | |
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | | | | | |
| 150 | Rail transportation | 4 | 5 | 0.45 | 1.0 | 1,000 sq ft gfa (2.0, 3.0) | X* | II | | | |
| 160 | Road, ground passenger, and transit transportation | | | | | | | | | | |
| 170 | Courier and messenger services | | | | | | | | | | |
| 180 | Heliport facility | | | | | | | | | | |
| 190 | Automobile parking facility | | | | | | | IV | 1. Storage of impounded, abandoned, or damaged vehicles is prohibited. | | |
| 200 | Communications and information | | | | | 1,000 sq ft gfa (2.0, 3.0) | | II | | | |
| 210 | Large Satellite Dishes/Amateur Radio Antenna(s) | | | | | Adequate to accommodate peak use | | See RCDG 20D.170.45 , Telecommunications Facilities | | | |
| 220 | Wireless Communication Facilities | | | | | | | | | | |
| 230 | Broadcast and Relay Towers | | | | | | | | | | |
| 240 | Regional utilities | | | | | | | | | | |
| 250 | Local utilities | II | | | | | | | | | |
| 260 | Incidental hazardous waste treatment and storage | 4 | 5 | 0.45 | 1.0 | 1,000 sq ft gfa (2.0, 3.0) | X* | II | <div>1. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered.</div> <div>2. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.</div> <div>3. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by Redmond Fire Department; excess stockpiling prohibited.</div> <div>4. Outdoor storage requires Technical Committee approval, and shall be confined to outbuildings, sheds, and other structures where leakage confinement or spill treatment can be reasonably handled and where exposure to the elements does not increase the possibility of a spill incident.</div> | | |

| Section | Use | Maximums | | | | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations |
|---|--|---------------------|---------|----------|---------|---|------------------|---------|--|
| | | Height (stories) | | FAR | | | | | |
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | | | |
| Arts, Entertainment, and Recreation | | | | | | | | | |
| 270 | Natural and other recreational parks | 4 | 5 | 0.45 | 1.0 | 1,000 sq ft gfa (2.0, 3.0) | X* | II | 1. Limited to fitness and athletic clubs only. 2. Maximum size is 30,000 sq ft gfa in Willows/Rose Hill Neighborhood north of NE 95 th Street. |
| 280 | Amusement, sports, or recreation establishment | | | | | | | | |
| 290 | Adult entertainment facilities | | | | | | | IV | See RCDG 20D.20, Adult Entertainment |
| Education, Public Administration, Health Care, and other Institutions | | | | | | | | | |
| 300 | Grade schools | 4 | 5 | 0.45 | 1.0 | Adequate to accommodate peak use | X* | II | 1. Type IV review process required if capacity is greater than 150 full-time-students. See RCDG 20D.170.55, Secure Community Transition Facilities and RCDG 20F.40.80, Essential Public Facilities |
| 310 | Colleges and universities | | | | | | | | |
| 320 | Technical, trade, and other specialty schools | | | | | | | II | 1. Only medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted. 2. Only permitted in the Bear Creek neighborhood. |
| 330 | Secure community transition facility | | | | | | | | |
| 340 | Ambulatory and outpatient care services | 4 | 5 | 0.45 | 1.0 | Employee on maximum shift (1.0, 1.0) | X* | II | 1. Play equipment shall be located no less than 10 feet from any property line 2. Shall not be located closer than 300 feet from existing day care operation in a residential zone |
| 350 | Day care center | | | | | | | | |
| 360 | Associations and nonprofit organizations | | | | | | | | |
| Construction-related Businesses | | | | | | | | | |
| 370 | Construction-related businesses | 4 | 5 | 0.45 | 1.0 | 1,000 sq ft gfa (2.0, 3.0) | X* | II | 1. Offices uses only. |
| Other | | | | | | | | | |
| 380 | Water-enjoyment use | 45 ft | 45 ft | 0.45 | 1.0 | 1,000 sq ft gfa (2.0, 3.0) | X* | II | 1. Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85 th Street and NE 90 th Street (SMP) |
| 390 | Kiosk | 1 | 1 | | | | | | 1. Limited to uses associated with water-enjoyment within the shoreline |

| Section | Use | Maximums | | | | Parking ratio: unit of measure (min. required, max. allowed) | Landscaping type | Process | Special Regulations |
|---------|----------------|---------------------|---------|----------|---------|---|------------------|---------|---|
| | | Height (stories) | | FAR | | | | | |
| | | w/o TDRs | w/ TDRs | w/o TDRs | w/ TDRs | | | | |
| 400 | Vending cart | | | | | | | | <div>jurisdictions of Bear Creek and the Sammamish River.</div> <div>2. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</div> <div>3. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</div> <div>4. Structures shall be secured to prevent tipping and endangering public safety.</div> <div>5. Maximum size is six feet wide by ten feet long.</div> <div>6. Administrative design review required for structures.</div> |
| 410 | Drive-up stand | | | | | 1,000 sq ft gfa (2.0, 3.0) | | | <div>1. Limited to uses associated with water-enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</div> <div>2. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</div> <div>3. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</div> <div>4. Structures shall be secured to prevent tipping and endangering public safety.</div> <div>5. Maximum size is six feet wide by ten feet long.</div> <div>6. Administrative design review required for structures.</div> <div>7. Must submit circulation plan addressing queuing.</div> |

50 Supplemental Standards in Willows/Rose Hill Neighborhood

50-010 Purpose. The purpose of this section is to implement Willows/Rose Hill Neighborhood vision and policies and to retain the following features of the Willows Business Park Corridor:

- (1) Important natural features of the hillside corridor;
- (2) A pastoral and parkway appearance;
- (3) Visual compatibility between buildings and the forested hills and open pastures of the Willows Corridor;
- (4) Developments separated from each other with areas of open space.
- (5) High-quality site and building design; and,
- (6) Visual buffering of nearby residential uses from development along the Willows Corridor.

50-020 Applicability. These regulations apply to properties zoned Business Park in the Willows/Rose Hill Neighborhood that are located north of NE 95th Street.

50-030 Design Standards.

- (1) Requirements.
 - (a) Parking shall be screened by buildings or trees from Willows Road.
 - (b) Structures shall be screened by topography, trees or other measures to visually buffer the development from nearby residential uses to the west.

- (c) Drive-through windows permitted only in multi-tenant buildings and shall be designed to prevent interference with pedestrian access, driveway access to surrounding development, and traffic flow on adjacent streets.
- (d) Convenience uses should be located to minimize walking distance between them and to enable the convenience use to serve as a gathering and meeting place for employees in the BP zone.
- (e) Convenience uses shall be located to encourage employee access by walking or bicycling.
- (d) Developments should be separated from one another and from Willows Road. Forested gullies, wetlands, old pastures and treed areas are the preferred means of separating uses. The separation areas may include trails, open recreation areas, and natural looking storm water ponds.
- (e) Open space, sensitive areas and treed areas should be connected to existing or projected open space on adjoining properties to provide for a continuous band of open space across the hillside.

50-040 Tree Preservation

- (1) No more than 35 percent of the significant trees on any property may be removed without approval of a planting plan that provides improved wildlife habitat and provides for the replacement of more healthy trees than are removed.

60 Cross-references

For information on how to measure various site requirements like height and setbacks, see _____, Site Requirements Measurement.

See _____, Applicable Development Standards for information on other standards that may apply to you.

Exhibit 1.Q: Willows-Rose Hill Demonstration Project

Revision to CRC Recommendation on Procedures

Chapter 50-030 Classification of Permits and Decisions - Table.

The following table sets forth the various applications required and classifies each application by the process used to review and decide the application.

| | |
|----------------------------|--|
| Type I (Section 50-060): | Administrative Approval, Appropriate Department is Decision Maker |
| Type II (Section 50-070): | Administrative Approval, Review and Decision by Technical Committee and Design Review Board or Landmarks Commission* |
| Type III (Section 50-080): | Quasi Judicial, Decision by Hearing Examiner or Landmark Commission* |
| Type IV (Section 50-090): | Quasi-Judicial, Recommendation by Hearing Examiner, Decision by City Council |
| Type V (Section 50-100): | Quasi-Judicial, Decision by City Council |
| Type VI (Section 50-110): | Legislative, recommendation by Planning Commission, Decision by City Council |

*for properties with a Designation of Historic Significance. Please refer to Section 60-080

| Permit Type | Process Type | RMC Section (if applicable) |
|--|--------------|-----------------------------|
| Administrative Interpretation | I | |
| Administrative Modification | II | |
| Alteration of Geologic Hazard Areas | III | |
| Binding Site Plan | II | |
| Boundary Line Adjustment | I | |
| Building Permit | I | RMC 15.06 |
| Certificate of Appropriateness Level II | II | |
| Certificate of Appropriateness Level III | III | |
| Christmas Tree Lot Permit | I | RMC (TBD) |
| Clearing and Grading Permit | I | RMC 15.24 |
| Comprehensive Plan Map and/or Policy Amendment | VI | |
| Conditional Use Permit | IV | |
| Critical Areas Reasonable Use Exception-Private | III | |
| Critical Areas Reasonable Use Exception-Public Project | II | |
| Development Agreement | V | |
| Electrical Permit | I | RMC 15.12 |
| Essential Public Facility | IV | |
| Extended Public Area Use Permit | I | RMC 12.08 |
| Flood Zone Permit | I | RMC 15.04 |
| Historic Landmark Designation | III | |
| Home Business | I | |

| | | |
|---|------------------|---------------|
| Hydrant Use Permit | I | RMC 13.16.020 |
| International Fire Code Permit | I | RMC 15.06 |
| Master Planned Development (see section 70-190) | II, III, IV or V | |
| Mechanical Permit | I | RMC 15.14 |
| Plat Alteration | V | |
| Plat Vacation | V | |
| Plumbing Permit | I | RMC 15.16 |
| Preliminary Plat | III | |
| Review of Impacts to Archaeological Sites | I | |
| Right of Way Use Permit | I | RMC 12.08 |
| SEPA | II | |
| Sewer Permit | I | RMC 13.04 |
| Shoreline Conditional Use Permit | III | |
| Shoreline Exemption | I | |
| Shoreline Substantial Development Permit | II | |
| Shoreline Variance | III | |
| Short Plat | II | |
| Sign Permit/Program | I | |
| Site Plan Entitlement | II | |
| Special Event Permit | I | RMC 10.60 |
| Structure Movement Permit I-IV | I | RMC 15.22 |
| Telecommunication Facility Permit I | I | |
| Telecommunication Facility Permit II | II | |
| Temporary Use Permit (long term) | V | |
| Temporary Use Permit (short term) | I | |
| Tree Removal Permit | I | |
| Variance | III | |
| Willows/Rose Hill Demonstration Project | III | |
| Water Permit | I | RMC 13.08 |
| Zoning Code Amendment-Zoning Map (consistent with Comprehensive Plan) | IV | |
| Zoning Code Amendment (text) | VI | |
| Zoning Code Amendment (that requires a Comprehensive Plan Amendment) | VI | |

Revision to Procedures Chapter Section 70, Land Use Actions and Decision Criteria adding the following:

70-310 Willows Rose Hill Demonstration Project

- (1) Purpose. The purpose of this section is to provide the procedures and requirements for the Willows Rose Hill Demonstration Project provided for in Comprehensive Plan Policy N-WR-E-4 and Zoning Code Section 150-020(2)(b)

- (3) Procedure. The Willows Rose Hill Demonstration Project shall follow the procedures established in Section ____ for a Type III permit process.
- (4) Decision Criteria. The proposed demonstration project shall comply with the following criterion:
 - (a) The applicant has sought input from the neighborhood in developing the project design using such methods as neighborhood meetings (a minimum of two) and/or design charrettes that take place prior to application submittal, as well as a minimum of one neighborhood meeting after the application is submitted;
 - (b) The proposal meets the criteria for Site Plan Entitlement as listed in Section 70-270;
 - (c) The proposal shall comply with Comprehensive Plan Policies adopted for the Willows/Rose Hill Neighborhood.
 - (d) A neighborhood park is included in the proposal;
 - (e) The proposal maintains the traditional character and quality of detached single-family dwellings (such as visible single-entries, pitched roofs, window frames, and porches); and
 - (f) The proposal offers a range of ownership housing choices including cottages and triplexes and/or fourplexes.
 - (g) Only one Demonstration Project shall be permitted.

Exhibit 1.R: Zoning Code Preface

PREFACE

10 Title.

This title shall be known and may be cited as the Redmond Zoning Code.

20 Authority.

The Redmond Zoning Code is enacted under the authority granted to the City of Redmond by the Constitution of the State of Washington, the Optional Municipal Code (RCW Title 35A), and other sections of the Revised Code of Washington.

30 Legislative Intent.

The intent of the Redmond Zoning Code is to provide regulations by which the citizens of the City can guide the development of their community in a logical and orderly manner, maintain a quality environment and provide for the conservation, protection and enhancement of the public health, safety and general welfare. The Redmond Zoning Code provides for the implementation of the goals and policies of the Redmond Comprehensive Plan through the adoption, administration and enforcement of zoning maps, regulations, procedures, and programs.

The Redmond Zoning Code provides the basis for designating land use zones, applying development and shoreline requirements, and regulating development in all areas of the City and provides pre-annexation zoning for areas presently outside the City but that may be annexed to the City in the future.

40 Severability.

The provisions of the Redmond Zoning Code are declared to be severable. If any provision of the Redmond Zoning Code or any code or document adopted by reference herein is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining provisions of the Redmond Zoning Code. If any provision of the Redmond Zoning Code is adjudged invalid or unconstitutional as applied to a particular property, use, building or other structure, the application of such portion of the Redmond Zoning Code to other properties, uses, buildings, or structures shall not be affected.

50 Appendices.

The Redmond Municipal Code grants the Technical Committee authority to adopt and amend technical regulations and standards in order to implement the provisions of the Redmond Zoning

Code and to govern construction details and the operation and maintenance of infrastructure required for development. These technical regulations and standards are found in the appendices to the Redmond Zoning Code. Upon adoption by the Technical Committee, the appendices have the force of law and shall be complied with by all developers and property owners. In the event of any conflict between the appendices and the provisions of the Redmond Zoning Code, the Zoning Code shall control.

60 Relationship to Other Codes.

The Redmond Zoning Code is part of a comprehensive program of regulation related to land use and development within the City. The Redmond Municipal Code (RMC) contains other regulations that relate, directly or indirectly, to land use and development, including but not limited to, RMC ____, Annexations, RMC Title 15, Buildings and Construction, and RMC ____, Impact Fees. In order to understand all of the regulations that may relate to land use and development, readers are advised to consult both the Redmond Zoning Code and the RMC.

70 Administrative User Guides

A series of user guides have been developed to help users apply and understand various sections of the Zoning Code. These guides may be obtained by contacting the Development Services Center. The user guides are created on an administrative basis and may be modified as such. Such user guides shall not be considered as part of the zoning code.